

# \$3,900,000 - 393033 Range Rd 5-0, Leslieville

MLS® #A2200775

**\$3,900,000**

6 Bedroom, 4.00 Bathroom, 3,550 sqft  
Agri-Business on 152.96 Acres

NONE, Leslieville, Alberta

This is a Horse lovers dream! 152.96 acres of stunning property with an incredible Estate home just outside of Leslieville. This six bedroom home with five bathrooms is perfect for a family and has plenty of room to entertain guests with over 3500 sqft of living space. There are three barns, a beautiful indoor riding arena that is attached to the barn with a live-in suite for family or hired help. On one side of the barn there are seven 20X12 stalls with automatic overhead doors that lead out to day pens, a bathroom and treatment stocks. On the other side of the barn you'll find five more stalls with a wash area. The barn closest to the house is used for mares and foals currently, it has six more stalls and a loft that has been started that could be a man cave, or another place for visitors to stay. A heated shop, utility room, in-floor heating, the indoor arena (160x65) is also heated with a sprinkler system. There are plenty of turn outs with shelters, a round pen, and automatic waterers. Gorgeous trees surround the property and there is access to Lobstick Creek behind the barn. Pipe and Vinyl fence, and a Shavings shed. The house has a 3 car garage with a bathroom, Cherrywood throughout the home, 3 gas fireplaces, a beautiful Chandelier and lighting imported from France and the hardwood flooring is from Australia. Less than 2 hours from Calgary, 2 hours from Edmonton, 35 minutes to Red Deer. Schools are just 5 minutes away and just 5 minutes off of Highway 11. There is so much to see here,



you'll have to come see it for yourself!

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2200775      |
| Price          | \$3,900,000   |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 3,550         |
| Acres          | 152.96        |
| Year Built     | 2004          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 393033 Range Rd 5-0 |
| Subdivision | NONE                |
| City        | Leslieville         |
| County      | Clearwater County   |
| Province    | Alberta             |
| Postal Code | T0M1H0              |

### **Amenities**

|            |       |
|------------|-------|
| Waterfront | Creek |
|------------|-------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Range, Convection Oven  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

Lot Description Creek/River/Stream/Pond, Treed, Farm, Many Trees, Private, Secluded  
Construction Brick

## Additional Information

Date Listed March 10th, 2025  
Days on Market 26  
Zoning AG

## Listing Details

Listing Office Century 21 Foothills Real Estate

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