

\$655,000 - Twp 474, Rural Camrose County

MLS® #A2258010

\$655,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 80.00 Acres

NONE, Rural Camrose County, Alberta

Equine Paradise on 80 Acres â€” Just 3 Miles from Camrose!

Stop dreaming and start living! This incredible 80-acre property is ready for your dream home, private retreat, equine operation, or business expansion. Perfectly located only ½ mile off pavement and minutes from town, it offers the best of country living with unbeatable convenience.

Equestrian Features Youâ€™ll Love:
Massive 50â€™ x 150â€™ indoor riding arena â€” ride year-round, rain or shine!
50â€™ x 50â€™ barn with stalls + 12â€™ x 16â€™ tack room â€” organized and ready to go.

Easily adaptable â€” convert to a shop, storage, or equipment space.

Already wired with LED lighting & plugs.

Infrastructure in Place:

Recent well & hydrants â€” producing 10 gallons/min of great water.

6 fenced paddocks, 3 lush pastures & 3 dugouts â€” all set up for your horses or livestock.

16â€™ x 64â€™ metal-clad pole shelter for equipment + 12â€™ x 24â€™ horse shelter.
Established RV & equipment parking area â€” space for everything.

High-Quality Land: 48 acres of productive hay land

21 acres of good-yielding pasture

Soil is ready to work for you. Easy Access, wide, built-up road and fresh gravel lane.

Quiet, private setting with room to roam. This



property truly has it all – location, land, water, and infrastructure. Whether you’re looking to grow your equine dreams, start a hobby farm, or build your forever home, this is the opportunity you’ve been waiting for!

Essential Information

MLS® #	A2258010
Price	\$655,000
Bathrooms	0.00
Acres	80.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Twp 474
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0G0

Exterior

Lot Description	Farm
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Additional Information

Date Listed	September 21st, 2025
Days on Market	17
Zoning	Ag

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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