

\$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
-----------------	------

Additional Information

Date Listed	September 21st, 2025
Days on Market	50
Zoning	Ag

Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.