

# \$880,000 - 310091 Range Road 174a, Delia

MLS® #A2161155

**\$880,000**

3 Bedroom, 2.00 Bathroom,  
Agri-Business on 31.82 Acres

NONE, Delia, Alberta

HORSE LOVER'S PARADISE WITH BUSINESS POTENTIAL OR SUBDIVIDING POTENTIAL (Businesses and subdividing subject to approval from the Village of Delia) Welcome to a horse lover's paradise! This incredible property, situated on just under 32 acres right on the edge of Delia, Alberta, offers not only a perfect setup for equestrian enthusiasts but also an excellent opportunity for running a business from the large onsite shop. **PROPERTY FEATURES:** Recent updates include triple-pane windows, new siding, blinds, washer/dryer (2024), and a new furnace and hot water tank (2023). Spacious breezeway with loads of closet space for all your outdoor gear, main level laundry, a 3-piece bathroom, and access to the double attached garage. Modern kitchen featuring custom tile work and a good-sized dining area. Comfortable living with a main level living room, 3 bedrooms, and another 4-piece bathroom. Ready-to-finish basement fully framed and insulated around the perimeter. Standby generator (22kw natural gas) powers the entire property, ensuring no worries about power outages. Central air keeps you cool on those hot days. Municipal water supply. **BUSINESS OPPORTUNITIES:** The 42x60 heated shop is a standout feature, offering immense potential for various business endeavors. The shop includes radiant and forced air heat, LED lighting, running water, commercial-grade shelving and work benches with pull-out drawers, an office and storage



area, and overhead doors at both ends. Perfect potential for a welding business, furnace repair shop, carpentry business, or landscaping enterprise. EQUESTRIAN FEATURES: 60x120 riding arena, heated, with ample lighting, a tack room, 3 stalls (with concrete and 3/4 rubber matting). Arena has poured concrete at the entrance and sand over packed clay for riding. 36x72 cold storage building with 4 bays and overhead doors. 30x40 hay shed. 24 acres of hay fields providing ample feed for your horses. Fenced and cross-fenced pastures and hay fields. ADDITIONAL PROPERTY HIGHLIGHTS: Underground power throughout the property for easy movement of equipment, 3 entrances (2 off the pavement to the west and another on the south side of the property). This is also a chemical free acreage. Town amenities in Delia include a new K-12 school, curling rink, hockey arena, post office, 2 banks, cafe, beauty salon, general store, campgrounds, cardlock, and much more. Convenient location about a half-hour from Drumheller and only a 20-25 minute drive to Hanna. If you're in the market for a property that's ready for you and your horses and offers the potential to run a business from home, you may want to check this one out. Equipment and machinery can be sold separately. Start envisioning your future in this remarkable property!

### **Essential Information**

MLS® #	A2161155
Price	\$880,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	31.82
Type	Agri-Business
Sub-Type	Agriculture

Status                      Active

**Community Information**

Address                      310091 Range Road 174a  
Subdivision                  NONE  
City                            Delia  
County                        Starland County  
Province                      Alberta  
Postal Code                  T0J 0W0

**Interior**

Appliances                  Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Refrigerator

**Exterior**

Lot Description              Farm, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, Pasture, See Remarks

**Additional Information**

Date Listed                  August 28th, 2024  
Days on Market              245  
Zoning                        UR

**Listing Details**

Listing Office                RE/MAX 1st Choice Realty

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