

\$1,080,000 - 535034b 55a Range, Rural Vermilion River, County of

MLS® #A2222465

\$1,080,000

3 Bedroom, 3.00 Bathroom, 1,175 sqft
Agri-Business on 49.17 Acres

NONE, Rural Vermilion River, County of, Alberta

Raft Hills â€“ "The Home Ranch" | Lakefront | Equestrian Set-Up | Pavement Access | Clandonald, Alberta. Raft Hills is a once-in-a-generation opportunity to own a breathtaking, fully-equipped equestrian and ranch property along the shores of Raft Lake in east central Alberta. This 49 acre estate offers an extraordinary combination of lakefront serenity, historic charm, purpose-built horse infrastructure, and wide-open spaceâ€”all with the convenience of pavement right to the property. The heart of the ranch is a well-crafted 1,175 square foot bungalow, built by the renowned late Henry Wasylik. Thoughtfully designed to capture the views of South Raft Lake, the home features a retreat-style master suite with a jetted tub and private deck access, rustic 3/4" cherry flooring, and an efficient wood-burning stove. The bright walk-out basement offers two additional bedrooms and ample storage. Horse lovers will be immediately drawn to the exceptional facilities, including a fully restored and heated historic barn with character-rich features like the original hay trolley, and a professionally developed 80â€™ x 140â€™ riding arena with a solid sand base. The arena is perfectly positioned for natural drainage and scenic viewsâ€”an ideal setting for training, events, or unforgettable rides. A network of private trails winds through the property, leading to a



secluded rustic cabin for quiet escapes. Services include a private water well, pump-out septic, and affordable power and gas averaging \$303.74/month. Taxes are just \$1,677.29 annually. Properties like Raft Hills are incredibly rare—where legacy, landscape, and lifestyle converge in one spectacular package. This is more than a home; it’s an Alberta ranching experience waiting to be lived.

Built in 1984

Essential Information

MLS® #	A2222465
Price	\$1,080,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	49.17
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	535034b 55a Range
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

Amenities

Is Waterfront	Yes
Waterfront	See Remarks, Beach Access, Beach Front, Creek, Lake, Lake Front, Pond, Waterfront

Exterior

Roof Asphalt Shingle

Additional Information

Date Listed May 19th, 2025
Days on Market 34
Zoning AG

Listing Details

Listing Office RE/MAX PRAIRIE REALTY

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