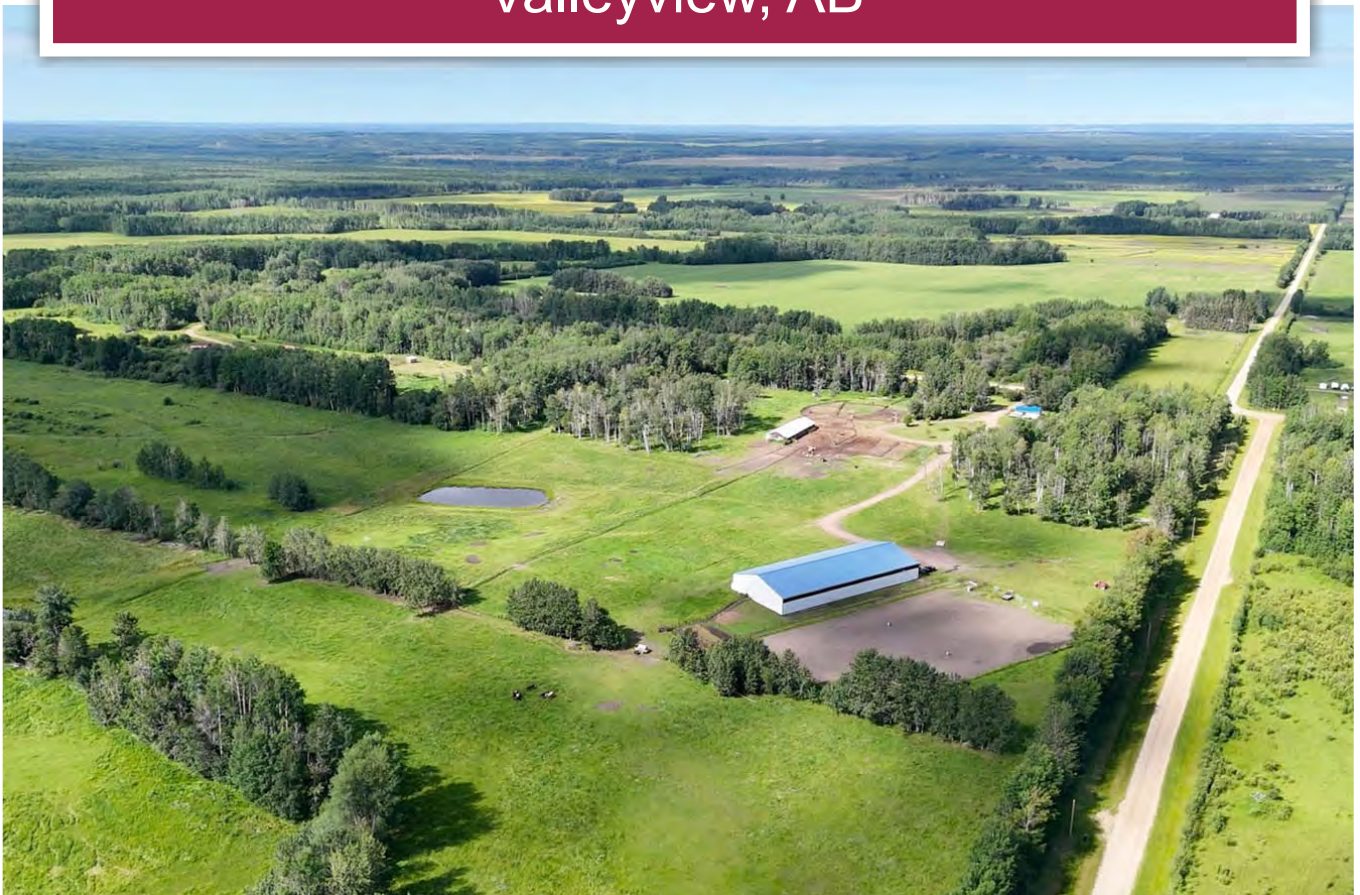




Rope, Ride, and Room to Roam

Valleyview, AB



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Valleyview, AB

PROPERTY DETAILS

Listing Number:	26080
Price:	\$650,000
Taxes (2025):	\$876.58
Size:	36.39 acres
Zoning:	A-1

DESCRIPTION

Located just 1 mile off pavement, east of Valleyview, this exceptional 36.39-acre horse training facility is completely set up and ready to go. The property features both an indoor and outdoor riding arena, both configured for roping. The fully insulated and heated 80 x 180 ft indoor arena includes a viewing/relaxing mezzanine, roping chute, tie rails, and a return alley for cattle—everything a serious roper needs under one roof. The outdoor arena measures an impressive 300 x 170 ft and provides a great setup for those nicer days.

The equestrian infrastructure continues with a large horse barn complete with box stalls, multiple waterers at both the barn and corrals, cross-fencing and perimeter fencing throughout, and a hay barn and machine shed to keep your operation running smoothly. A large dugout is on the property, and the house is supplied by its own drilled water well. The pasture land is set up and ready for livestock.

The home is a 944 sq. ft. bungalow built in 1950, featuring 2 bedrooms, 1 bathroom, forced air/natural gas heating, laminate and linoleum flooring, a wood burning fireplace in the basement, and

a full partially finished basement with laundry. A 40 x 32 ft double detached garage/shop rounds out the yard site, along with a 32 x 40 ft equipment storage building and additional outbuildings.

Sitting close to Crown land with good hunting in the area, this property is tranquil, private, and fully functional. Whether you're running a training operation or simply want a turnkey equestrian acreage, this one checks every box.

LOCATION

69077 Range Road 94 - Valleyview, AB

DIRECTIONS

Contact the listing agent.

AREA DATA

Known as the "Portal to the Peace," Valleyview is a friendly, tight-knit town in northern Alberta sitting approximately 350 kilometres northwest of Edmonton and 115 kilometres east of Grande Prairie. Positioned at the junction of Highway 43 and Highway 49, it serves as a well-connected regional hub without sacrificing the rural character and wide-open space that draws people to this part of the province in the first place.

The local economy is genuinely well-rounded, supported by agriculture, oil and gas, forestry, and highway commercial activity. It's the kind of community where people know their neighbours, jobs are available, and the pace of life reflects the values of the people who choose to stay—or who visit once and never quite leave.



For amenities, Valleyview punches above its weight. The Greenview Regional Multiplex offers aquatics, a fieldhouse, and a fitness centre, while the Polar Palace hosts hockey and curling through the winter months. There's also a golf course, a ski hill at Little Smoky, and Sturgeon Lake just 15 kilometres to the west, complete with two provincial parks, boating, fishing, and camping. The annual Crocus Hill Stampede brings the community together each summer with rodeo events, a fair, and all the small-town tradition that makes this region special.

For those drawn to the outdoors and the equestrian lifestyle, the surrounding area offers Crown land access, excellent hunting, and the kind of open range country that simply doesn't exist closer to the city. Valleyview is the real deal—a place where the agricultural roots run deep and the western way of life is still very much alive.

MAP REFERENCE

54°57'3.67"N and 116°50'38.66"W

SERVICES

- Heating: forced air, natural gas
- Water: drilled well and dugout
- Sewer: septic with field
- Electricity

IMPROVEMENTS

- 944 sq. ft. bungalow (1950)
- Full basement, partially finished
- 40 x 32 ft double detached garage/shop
- 32 x 40 ft equipment storage/machine shed
- 80 x 180 ft indoor riding arena (fully insulated, heated, lit)
- 300 x 170 outdoor riding arena
- Horse barn with box stalls
- Hay barn

LEGAL

PLAN 2422158 BLOCK 1 LOT 1

LINC 0040 062 052

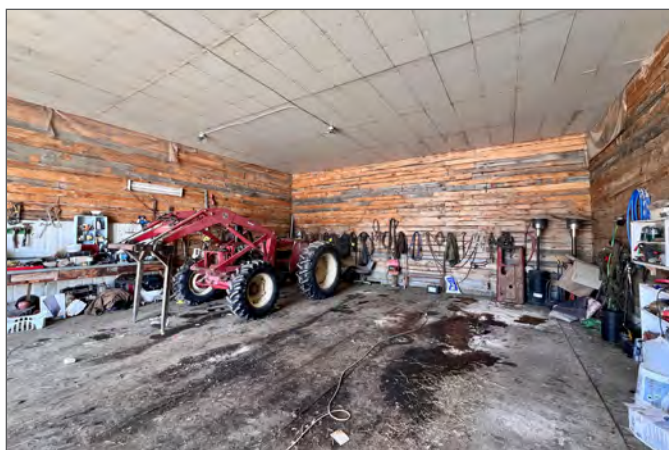


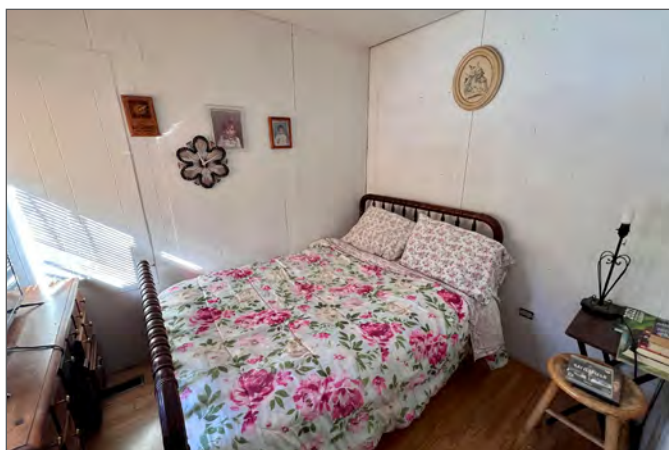


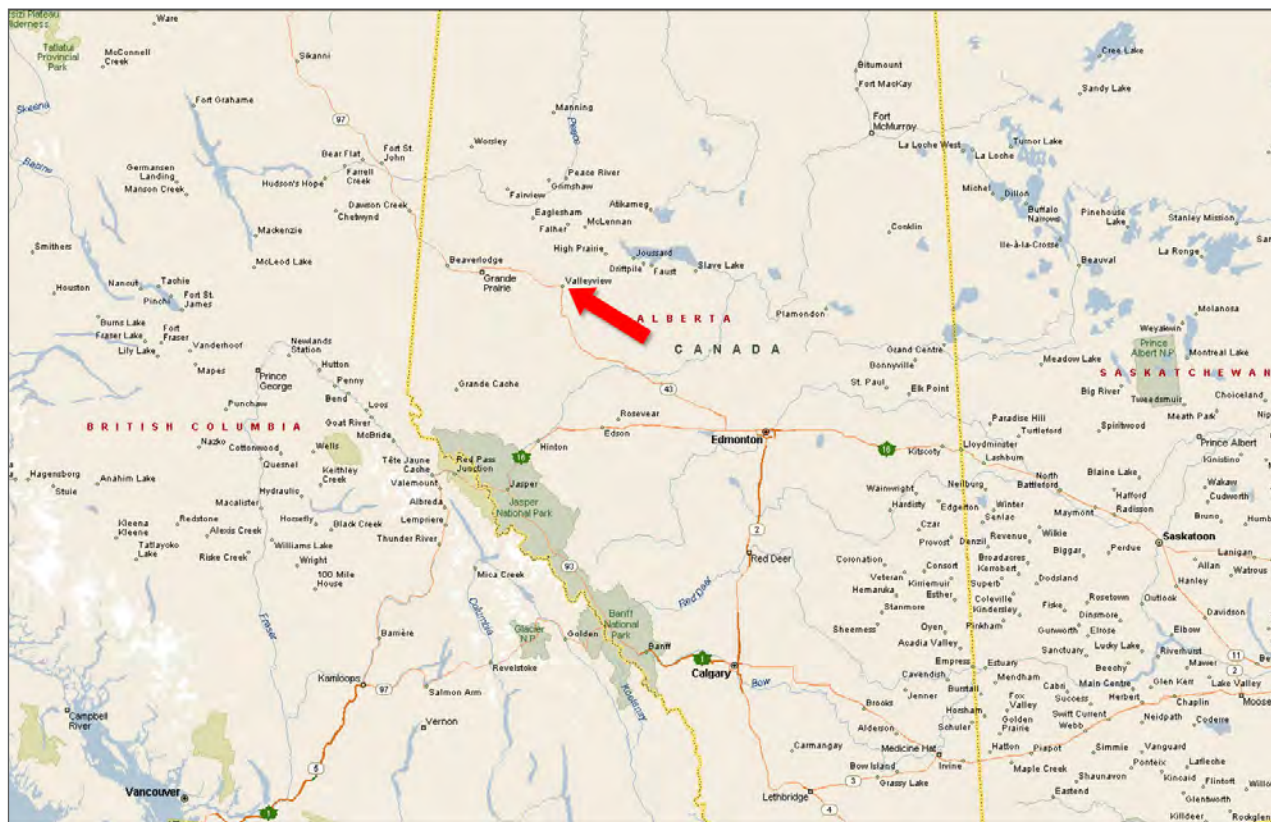


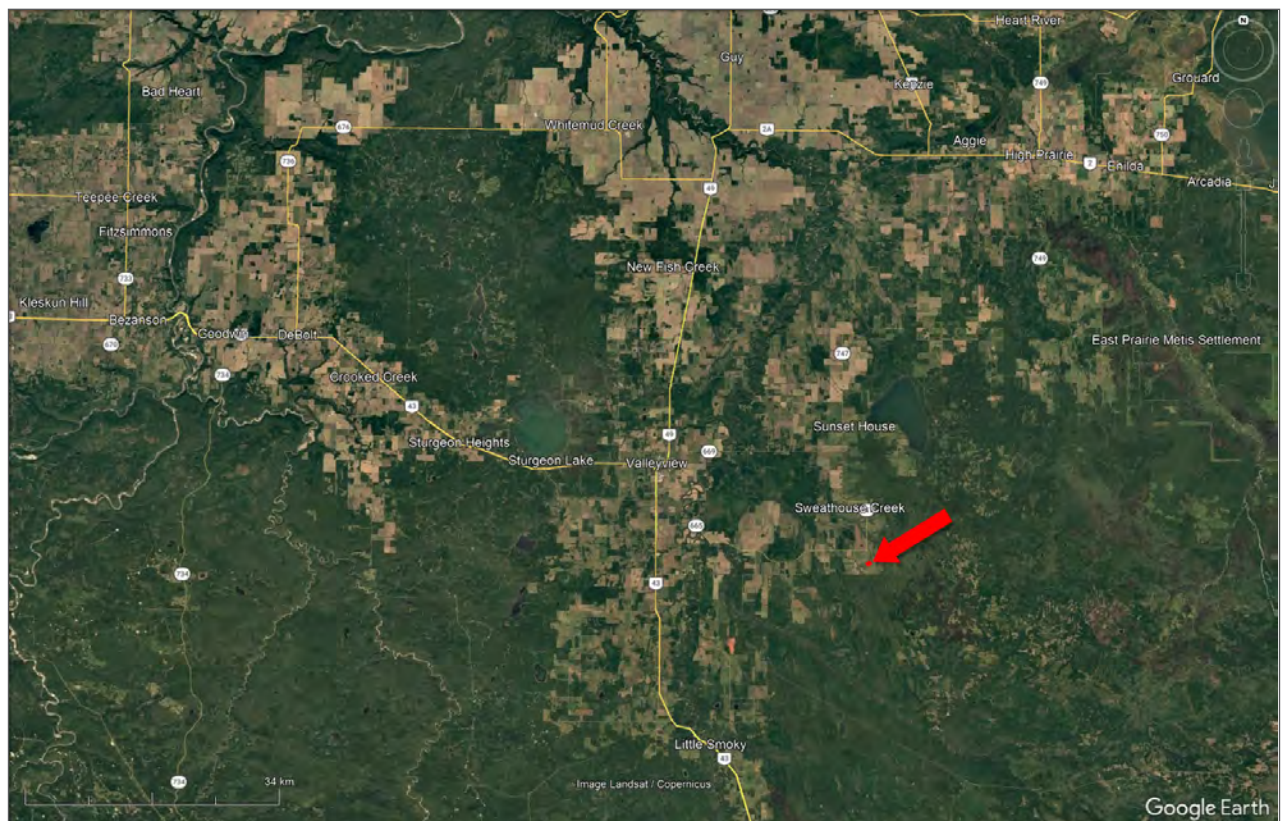
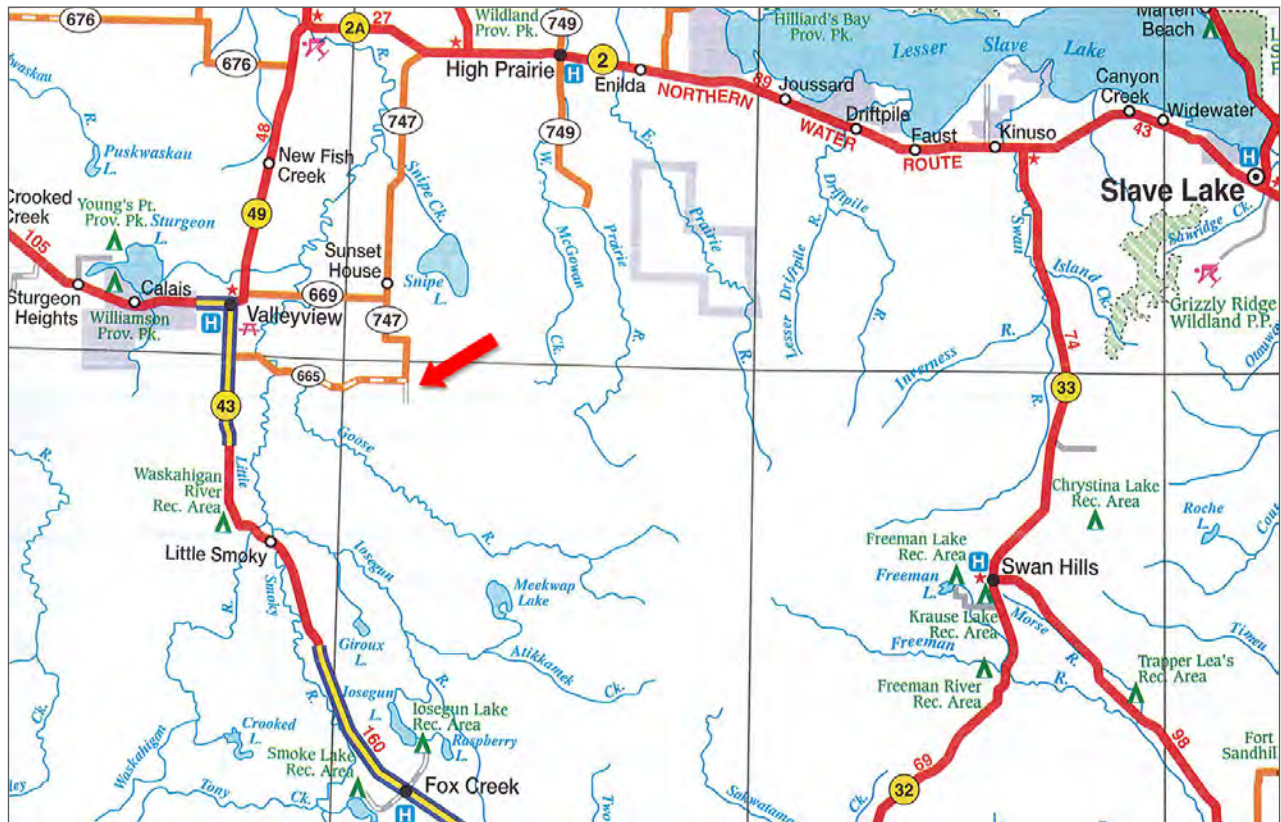


















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