

\$1,994,900 - 535034b 55a Range, Rural Vermilion River, County of

MLS® #A2222465

\$1,994,900

3 Bedroom, 3.00 Bathroom, 1,175 sqft
Agri-Business on 257.75 Acres

NONE, Rural Vermilion River, County of, Alberta

Raft Hills â€” 258 Acres | 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 257.75-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. The ranch includes multiple titled parcels: 49.17 acres (home site, barn, arena, cabin, trails); 54.17 acres of lakefront pasture with approx. 3,000 feet of shoreline; 151.03 acres of open grazing land with a natural spring and \$3,416 annual surface lease income; 3.38-acre separately titled site with potential for building or resale. This package offers unmatched flexibility and future potential, whether you're seeking a multigenerational retreat, an income-producing ranch, or a lifestyle property with space to breathe. Services include a private water well, pump-out septic, and affordable power and gas averaging \$303.74/month. Total taxes for all parcels are just \$2,102.55 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 | \$1,994,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,175 |
| Acres | 257.75 |
| 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 |

Exterior

| | |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 1 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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