

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

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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€™<sup>TM</sup> x 140â€™<sup>TM</sup> 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        42  
Zoning                    AG

**Listing Details**

Listing Office            RE/MAX PRAIRIE REALTY

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