

# \$1,500,000 - Twp Road 420 Road Ne, Rural Ponoka County

MLS® #A2126619

**\$1,500,000**

3 Bedroom, 2.00 Bathroom,  
Agri-Business on 66.92 Acres

NONE, Rural Ponoka County, Alberta

Looking to run a cow/calf operation or a business or both then come and drive through this custom made one of a kind security gate up the private secluded driveway and take a look. This 67 acre farm features a 1900 sq. ft. 3 bedroom, 2 bath bungalow with cedar shakes, in-floor heat, oak cabinets and corian countertops, and one wall in the living room is all rock with a wood fireplace., and concrete basement foundation, and a beautiful rockwork on the outside as well. There is also 380 sq. ft. porch and a greenhouse added on to the south of. this lovely home. Outside you will find a fenced yard with lots of mature trees, shrubs, lilacs, apple trees and a garden that produces very well. There is a pumphouse, storage building for your gardening tools and a root cellar. The yard also has concrete sidewalks with railing and a concrete patio. For the animals there is a 30' x 100' cattle shed with 2 nursing pens and a calving stall to handle the cows. It also has a handy building for staying in while calving season is on ,with a well there as well so running water inside. There is a covered waterer with built in containers as well for salt and mineral. The farm also has natural spring fed pond and lots of wildlife just south of the yard site. The hay shelter is 30' x 100' c/w metal roof. The property also has 3 chicken houses and a 30' x 50' cement floor building with a 10' x20' front entry addition and power for storage with one



man door and overhead door and has a gable style roof finished with metal. There are 32 acres of pasture that is cross-fenced 5 times with gates .Now if you want to run a business here is your huge 40' x 110' metal arch style-Rib shop, with spray foam insulation, poured concrete in-floor heat, 18' ceiling c/w a 14' x 16' powered overhead door , 3 man doors .There are 2- 24' x 24' additions, one is the office with oak cupboards and stainless steel counter-tops and a sink and beautiful rockwork and large windows, above is the mezzanine with patio doors and a deck . The utility building is 30'x 18', gable style roof with metal cladding, concrete floor and power and contains the natural gas-fired 2023 boiler for the shop This farm has 3 wells.. This is one owner farm and the house is pet free and smoke free. It is a very nice farm with lots and lots of potential.

Built in 1987

### **Essential Information**

|            |               |
|------------|---------------|
| MLS® #     | A2126619      |
| Price      | \$1,500,000   |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Full Baths | 2             |
| Acres      | 66.92         |
| Year Built | 1987          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Style      | Bungalow      |
| Status     | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | Twp Road 420 Road Ne |
| Subdivision | NONE                 |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |

Province Alberta  
Postal Code T0C 2J0

### Amenities

Utilities Phone Available, Satellite Internet Available, Electricity Connected, Electricity Paid For, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected, Water Paid For

# of Garages 1

Waterfront Pond

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Gas Stove, Gas Water Heater, Microwave, Range Hood, Washer, Window Coverings

Heating Boiler, Fireplace(s)

Cooling None

Has Basement Yes

Basement Partial, Unfinished

### Exterior

Lot Description Back Yard, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Lawn, Landscaped, Many Trees, Near Shopping Center, Pasture, Private, Secluded, Wooded, Yard Lights

Roof Cedar Shake

Construction Concrete

Foundation Poured Concrete

### Additional Information

Date Listed May 2nd, 2024

Days on Market 356

Zoning AG

### Listing Details

Listing Office Maxwell Capital Realty (Rimbey)

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