

\$1,575,000 - 45040 421a Township, Rural Ponoka County

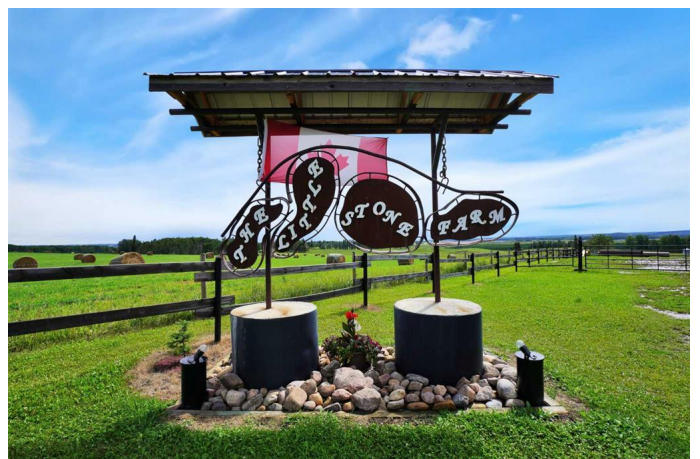
MLS® #A2213198

\$1,575,000

8 Bedroom, 5.00 Bathroom, 3,220 sqft
Residential on 79.50 Acres

NONE, Rural Ponoka County, Alberta

A Rare Opportunity to Live, Work & Thrive â€“ Expansive Acreage with Limitless Potential. Welcome to your own private haven nestled among the scenic rolling hills west of Rimbey. This exceptional 79.5-acre agricultural property blends natural beauty with a rare breadth of opportunityâ€”perfect for those seeking a lifestyle rich in both tranquility and entrepreneurial potential. Positioned atop a gentle rise, the main residence and legal suite boast sweeping views of the surrounding countryside. With over 9,000 sq. ft. of total living space, the property features 8 bedrooms, 5 bathrooms, and 2 fully equipped kitchens, offering a perfect setup for hosting. The main home has been tastefully renovated on the main level, while the expansive lower level awaits your finishing touch. The legally separated suite is an experience unto itselfâ€”with a bright, open living area and four generously sized bedrooms, each with its own private deck overlooking pastoral vistas. Step outside and discover a truly one-of-a-kind landscape: manicured gardens, whimsical artistic features, a covered outdoor entertaining space, and a beautifully landscaped yard complete with a large deck, pizza oven, and two separate firepit areasâ€”including a grand enclosed firepit/gazebo ideal for gatherings or events. For the business-minded, the infrastructure is already in place as it was running as a bed n



breakfast known as "Little Stones Country Bed and Breakfast". The 3677 sq. ft.

industrial-grade shop features dual oversized automatic doors (20' x 14' and 12' x 12'), finished concrete floors, two cranes, and 8" steel I-beam constructionâ€”making it ideal for mechanical work, a fabrication business, equipment storage, or conversion into a custom space to suit your vision. The land is fully fenced and cross-fenced, complete with pens, barns, and automatic waterersâ€”ready to accommodate a wide range of livestock, from poultry to cattle, making it perfect for a hobby farm, equestrian operation, or small-scale agricultural venture. Additional Features: Zoned AG â€” offering broad usage flexibility, Motivated sellers willing to assist with clean-up or customizations, Furniture, yard décor, and equipment negotiable, Sellers are open to mentoring new owners on operational aspects. This is more than a homeâ€”it's a canvas for your vision. Whether you're dreaming of a peaceful rural lifestyle, launching a new venture, or creating a retreat, this property is truly a must-see to appreciate the full scope of whatâ€™s possible.

Built in 1980

Essential Information

MLS® #	A2213198
Price	\$1,575,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,220
Acres	79.50
Year Built	1980
Type	Residential
Sub-Type	Detached

Style Acreage with Residence, Bungalow
Status Active

Community Information

Address 45040 421a Township
Subdivision NONE
City Rural Ponoka County
County Ponoka County
Province Alberta
Postal Code T0C2J0

Amenities

Parking Heated Garage, Insulated, Oversized, Workshop in Garage, 220 Volt Wiring, Quad or More Detached

Interior

Interior Features Kitchen Island, Tile Counters
Appliances See Remarks
Heating Baseboard, Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Wood Burning
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Barbecue, Fire Pit
Lot Description Back Yard, Brush, Farm, Few Trees, Gazebo, Gentle Sloping, No Neighbours Behind, Pasture, Rectangular Lot
Roof Metal
Construction Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025
Days on Market 27
Zoning AG

Listing Details

Listing Office

KIC Realty

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