



**GRASSROOTS**  
REALTY GROUP

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77313, 194 Range Road  
McLennan, Alberta

MLS # A2236378



**\$150,000**

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,176 sq.ft.

Zoning: Residential

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Riding Lawn mower, convertible in garage

This unique property was previously operational as Rainbow Pet Place, offering an opportunity for an animal kennel or rural business. The setup includes multiple indoor/outdoor stalls with in-floor heating, a washroom, a pet grooming station, and an additional overflow building. Situated on 14 acres, the land features several outbuildings, including a 32' x 40' barn with an upstairs hay storage area, a 24' x 24' detached heated garage, and a second heated garage. The main kennel building (20' x 30') contains 8 large kennels, 3 small animal kennels, and 4 medium-sized kennels, while a secondary building provides storage and 4 additional kennels. The property includes two dugouts, one of which supplies water to the two homes and outbuildings. The modular home (approx. 1,450 sq ft) features a full unfinished basement, while the mobile home (1,088 sq ft) includes a wood stove as supplemental heat to the natural gas furnace. Please note: The mobile home requires an immediate roof replacement, and both homes need a reasonable amount of cleanup. The yard has become overgrown in recent years and requires urgent upkeep. This versatile property is ideal for an animal-related business, hobby farm, or rural living with ample storage and infrastructure. Don't miss this opportunity to restore and customize this expansive property!