



**274052 Township Road  
Rural Ponoka County, Alberta**

**MLS # A2283047**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,690 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	17.50 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Pasture, Yard Drainage, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Private Sewer, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-42-27-W4
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CRH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Standing Panels in farmyard, sea-can, central vacuum w/attachments, Wall mounted TV in basement, shelving in attached double garage, window coverings.

Equine Property / Dog Boarding Facility on 17.5 Acres. Set up and ready for horses and a dog boarding operation, this 17.5-acre Country Residential Hobby property offers a rare opportunity for rural living . The land is fully fenced and cross-fenced for rotational grazing using wood and panel fencing (no wire), with dedicted well to the barn and corrals, electric waterers making it highly functional for horses. The property includes a County of Ponoka approved 30-dog kennel permit (transferable to new owner with County approval) with indoor and outdoor runs already in place, offering excellent potential for a boarding, training, or breeding operation. Outbuildings are extensive and well suited for equine and kennel use, including a 40' x 60' barn with 10 box stalls, concrete floors, power, loft, chicken coop, 6 indoor dog kennels, and 8 outdoor dog runs with 8' panel fencing. Additional buildings include a 50' x 152' drive-through Quonset with concrete floor, a shop/garage with concrete floor, power, loft and full-length lean-to with new concrete driveway (2025), and a 66' x 310' hay shed/loafing barn. The home offers over 2,600 sq. ft. with 5 bedrooms and has been extensively rebuilt and expanded from the original 1946 structure into a spacious country home. Features include cedar vaulted ceilings in the great room with wood-burning fireplace, office with built-in desk and cabinetry, butler's pantry with laundry off the main kitchen, large dining area for 10-12, abundant storage, and a three-season sunroom off the great room. Basement access leads to the double attached garage and double carport. The established yard is well planned with excellent drainage, circular driveway, firepit area, and dawn-to-dusk yard lighting. Major updates include metal roofing on the house and barn, new windows (2021), two Lennox furnaces

(2021), hot water tank (2021), furnace and duct cleaning (Aug 2025), and septic pumped Jan 2025. Centrally located approximately 40 minutes to Red Deer, 20 minutes to Rimbey, Ponoka, or Lacombe, and 7 km to Crestomere, making it accessible while still offering privacy and rural lifestyle. A rare opportunity for horse owners, trainers, breeders, or anyone looking to run a dog boarding or kennel operation in rural Alberta