



45040 Twp Rd 421A
Rural Ponoka County, Alberta

MLS # A2142996



\$1,695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,220 sq.ft.	Age:	1980 (44 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Carport, RV Access/Parking		
Lot Size:	79.50 Acres		
Lot Feat:	Farm, Gazebo, Lawn, Landscaped, Level, Pasture, Views		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	7-42-4-W5
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home		

Inclusions: Negotiable

So Many Possibilities!!! Currently an Income-Producing Property that includes a Successful Bed & Breakfast operation, possible Multi-Family Potential; Hobby Farm or a Multitude of other Options are possible with the land and buildings like the ones you will find here. With over 9000 sq’ of living space between the main house and the beautiful suite, the square footage includes two full kitchens, 10 bedrooms (2 roughed in) and 5 bathrooms on 79.50 acres zoned Ag; there is just so much potential here! The home has been beautifully renovated on the main floor and the huge basement is just ready for your finishing touches. The suite must be experienced with its’ open living area and huge bedrooms that each have their own deck overlooking some beautiful scenery. Pictures just don’t do the yard justice, from the extensive unique decorations, gardens, flowerbeds, gazebo, enclosed sitting area, and landscaping that includes a large deck and even has a stove with a pizza oven. The yard has an outdoor firepit area as well as a huge, enclosed fire pit/gazebo. The remaining land is fenced and cross-fenced with pens, barns and automatic waterers that give you the ability to house everything from chickens to cattle or a host of other animals. Did we mention the Shop? 3677 sq’ of working space that includes a 20’ x 14’ foot North door and a 12’ x 12’ South door (both automatic) and two overhead cranes, finished concrete floor and 8” metal I-beams with 2 x 6 walls; this is a not an over-sized garage – it’s a Shop!