



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1210 Township 522 Road
Rural Parkland County, Alberta**

MLS # A2197457



\$2,275,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 109.71 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Stony Plain

Basement: -

LLD: 15-52-1-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Alfalfa, Hobby Farm, Other

Prime 109-Acre Farmstead – Stunning Views & Endless Potential! Just minutes from Stony Plain, Alberta, this 109.71-acre farm offers the perfect blend of privacy, convenience, and versatility. Whether you're looking for a working farm, an equestrian farm, or a countryside retreat, this property has it all! The Home Originally built in the late 1970s, this 1,295 sq. ft. home has been extensively updated, with more renovations underway to provide a brand-new kitchen featuring hickory cabinets, new appliances, fresh flooring, and new carpeting where needed. The fully renovated basement offers incredible views of your private area, making it a perfect space for additional living or entertaining. The Land Spanning over 109 acres, this property offers stunning natural beauty with a mix of open fields, mature trees, and private trails ideal for horseback riding, hiking, or simply enjoying the peace and quiet of rural living. Currently, 60 acres are organically farmed with alfalfa (verbal agreement in place), but the land offers endless possibilities for agricultural use or redevelopment to suit your vision. Outbuildings Oversized Heated Garage (29 ft x 24 ft) – Concrete floor, fully insulated, powered, and heated for year-round use. Horse Barn (36 ft x 30 ft) – Equipped with five spacious stalls, making it a fantastic setup for equestrian enthusiasts. Insulated Heated Quonset (62 ft x 37 ft) – Features 220V power, a mezzanine for storage, and space for welding or heavy equipment. Hay Shed – Ideal for storing hay, straw, or farm equipment. Large Shop/Storage Building (96 ft x 30 ft) – Recently renovated and fully enclosed with a new roll-up door for easy access, offering ample storage and workspace. Unbeatable Location Paved road access—While you're nestled in complete privacy, you're still less than 10 minutes from Stony

Plain, providing the perfect balance between rural tranquility and urban convenience. This is a must-see property offering incredible views, functional farm infrastructure, and a fully updated home ready for its next owners. Don’t miss this rare opportunity to own a stunning acreage in an unbeatable location!