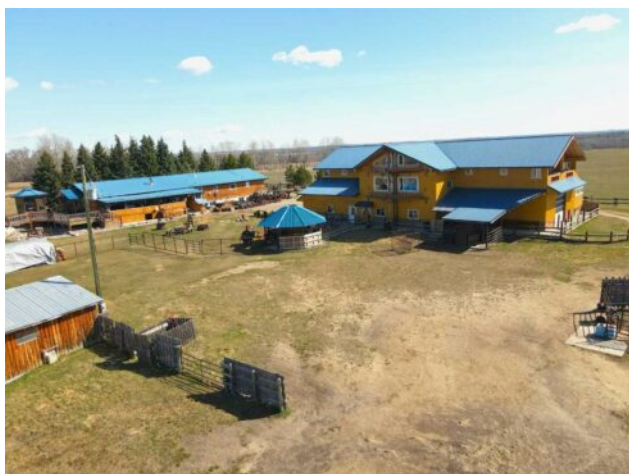


45040 421A Township
Rural Ponoka County, Alberta

MLS # A2213198

\$1,575,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,220 sq.ft.	Age:	1980 (45 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detached		
Lot Size:	79.50 Acres		
Lot Feat:	Back Yard, Brush, Farm, Few Trees, Gazebo, Gentle Sloping, No Neighbours		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Metal

Basement: Full, Unfinished

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island, Tile Counters

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 7-42-4-W5

Zoning: AG

Utilities: -

Inclusions: See Schedlue

A Rare Opportunity to Live, Work & Thrive – 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 opportunity—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 itself—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 areas—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 construction—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 waterers—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 – 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 home—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 what’s possible.