

# \$1,575,000 - 45040 421a Township, Rural Ponoka County

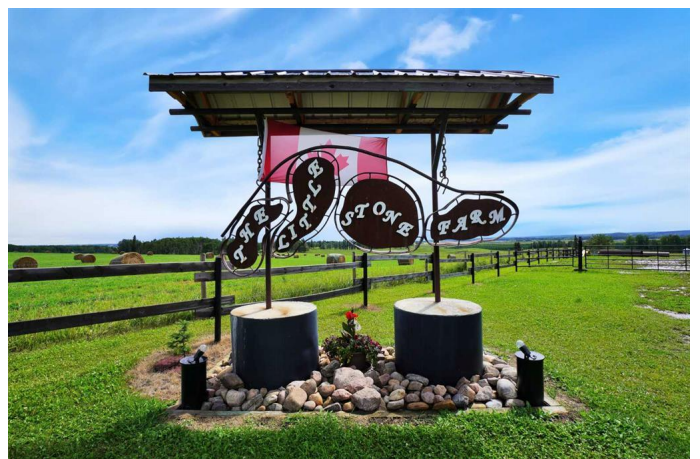
MLS® #A2213198

**\$1,575,000**

8 Bedroom, 5.00 Bathroom, 3,220 sqft  
Residential on 79.50 Acres

NONE, Rural Ponoka County, Alberta

A Rare Opportunity to Live, Work & Thrive â€“ 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 opportunityâ€”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 itselfâ€”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 areasâ€”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 constructionâ€”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 waterersâ€”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 â€” 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 homeâ€”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 whatâ€™s possible.

Built in 1980

**Essential Information**

MLS® #	A2213198
Price	\$1,575,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,220
Acres	79.50
Year Built	1980
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	45040 421a Township
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C2J0

### Amenities

Parking	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detached, Workshop in Garage
---------	---

### Interior

Interior Features	Kitchen Island, Tile Counters
Appliances	See Remarks
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Back Yard, Brush, Farm, Few Trees, Gazebo, Gentle Sloping, No Neighbours Behind, Pasture, Rectangular Lot
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	108
Zoning	AG

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.