



**434080 Range Road 260**  
**Rural Ponoka County, Alberta**

**MLS # A2319563**



**\$1,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	32.00 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-43-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 fridges, stove, washer, dryer, all blinds and window coverings, all out buildings as described in the public remarks, 1 garge door opener on shop and 1 control, 10 stock waterers (heated), saddle racks, tarp arena (winkler), 7 horse box stalls (stall barn), 2 box stalls in \_\_\_\_, 2 box stalls in vet building

This exceptional 32-acre generational farm, located just 5 miles from town and along the Highway 2 corridor, is a rare opportunity to own a property that has been well maintained and improved over decades with tremendous pride of ownership. The grounds are truly stunning, featuring a long-established yard with mature trees throughout and impressive perimeter shelterbelt treelines that provide privacy, wind protection, and natural beauty. An established orchard includes apple, saskatoon, Nanking cherry, plum, raspberry, and chokecherry trees, complemented by a large garden area. Additional amenities include a large fenced dog pen and a thoughtful summer water system servicing perimeter trees and a water bowl at the back of the property. The land is fully perimeter fenced and offers extensive paddock fencing with automatic heated water bowls connected to all paddocks. Currently configured with 15 permanent paddocks and a dugout in the large treed pasture on the west side, this property is exceptionally well-suited as an equestrian center or multi-use farm. The replacement cost of the numerous quality outbuildings and infrastructure would be astounding, making this a tremendous value for the discerning buyer. The comfortable 1,400 sq ft detached bungalow has been updated with new flooring and paint within the last ten years. While the basement is older and offers renovation potential, the home provides a solid foundation for modern living. Supporting the residential portion is a detached 3-car garage. The extensive improvements and facilities are the true highlight of this property. They include a 36x40 insulated and heated arch rib shop with cement floor, a 40x60 heated and insulated slant wall shop with upgraded lighting and a new overhead electric door, a 28x46 hip roof barn featuring a finished tack room, 2 box stalls, 6 tie stalls,

and a fully converted loft (spray foamed, sheeted, with power and in-floor heating roughed in) currently used as a woodworking shop, plus a covered lean-to. Additional barns include a 20x62 heated barn converted to a vet building, a 26x48 seven-stall barn with loft, and a massive 90x205 "Winkler" tarpred building set up as a riding arena complete with an insulated tack room and viewing area. Multiple storage options round out the package: two open-front storage sheds, a 50x100 wood arch rib shed, a 16x60 wood storage shed, a 55x225 arch rib Quonset, and a 50x100 slant wall steel Quonset. Most are equipped with power and lights. A prepped mobile home pad is also in place, complete with gas, water, and its own septic tank. This turn-key equestrian and farm property offers endless potential while showcasing the care and investment of a true generational property.