



## Rural Parkland County Alberta

\$1,650,000

Dog lovers & entrepreneurs! This your once in a lifetime opportunity to purchase The Dog Ranch, a successful, turn-key business strategically located at the junction of HWY 16 & HWY 757 at the Magnolia Bridge. Operating the Dog Kennel business will pay for this amazing property for you! The highway frontage gives you even more income potential (such as RV storage, signs/advertising, or a 2nd kennel.) The kennel building is 1800sqft with 23 rooms, each with its own fenced run. The property has miles of trails honeycombed in the hilly forest. The 3500sqft house is impeccable, fully custom built to be low maintenance & luxurious. No paint/drywall, fully pine, triple paned windows everywhere, oversized custom doors w/ ball bearing hinges, an oversized deck on 2 sides of the house, full height walkout basement, a cast-iron Jotul wood-stove, a claw foot tub, all lights on dimmers + a bathroom on each level. The property also has a few out-buildings + an older trailer that could be used as a 2nd residence. (id:6769)

Bedroom 3 3.08 m X 5.59 m

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den 2.42 m X 4.1 m

Bedroom 2 3.04 m X 3.36 m

Primary Bedroom 5.7 m X 6.41 m

Listing Presented By:



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MaxWell Progressive

<https://www.davidoake.com/>



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