

\$959,000 - Hwy 822 Near, Rural Ponoka County

MLS® #A2207022

\$959,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 37.83 Acres

NONE, Rural Ponoka County, Alberta

37.5-Acre Turnkey Acreage with Breathtaking Views & Fully Serviced Farm Infrastructure.*****Located Between Ponoka, Bashaw, Camrose & Wetaskiwin | Overlooking Samson Lake.***** Step into a property that doesn't just offer land—it offers lifestyle, legacy, and possibility. Located off Hwy 822, this 37.5-acre mature acreage sits proudly on Alberta's heartland with unobstructed west views overlooking Samson Lake just beyond the front road. Suits Ag Operator or Rural entrepreneur. Down a long gravel driveway framed by mature shelterbelts, you'll find a solid 1993 built 5 bed/4 bath 1350 sft. bungalow with an attached double garage. # The open-concept floor plan welcomes you: entrance Bathroom, oak kitchen cabinetry, a cozy woodstove, and sunlight pouring in from south-facing windows. # The primary bedroom features a walk-in closet and a private ensuite bathroom with marble-tiled soaker tub. # Two additional bedrooms upstairs include hallway storage, generous closets and 2nd full bathroom. || A covered deck is perfect for sipping your morning coffee. # Downstairs, spacious carpeted living area with in-floor heating—ideal for family movie nights, home gym setups, or gatherings. **Includes 2 more bedrooms, a third full bathroom with shower, a laundry/utility room with ample storage, and a flex area ready for office or hobby use. The Land — Ready to Work, 37.5 acres are divided for function and beauty. ~20 acres arable land — Ideal for crops, hay, or



rotational pasture. ~10-acre yard site â€“ Fully gravelled and cleanly maintained. ~7-acre pasture and bush â€“ Offers excellent grazing, recreation, or wildlife appeal. The property is fully fenced and cross-fenced, giving you immediate livestock or rotational farming capability. Whether you envision cattle, market gardening, or custom harvesting, the bones are here. Outbuildings & Infrastructure â€“ The true Value:

A property with serious agricultural capability:

1. Powered Hay Shelter â€¢ 50â€™x100â€™ with a 24â€™x80â€™ lean-to, â€¢ 18â€™ clearance under trusses,
 2. Silage Pit â€¢ 140â€™x36â€™ concrete-walled structure with a high-end PVC tarp,
 3. Grain Storage; Approx. 17,000 bushels across multiple steel bins on concrete pads.
 4. Loose Housing Barn + Insulated Work Shop â€¢ Great for calving, equipment work, or turning into a business space.
 5. Corral & Feeding System â€¢ Concrete feeding system with built-in bunks â€¢ Corrals are functional and include waterers.
- 140 ft deep well with 20 gallons/min output. ***Youâ€™re perfectly situated between Ponoka, Bashaw, Camrose, and Wetaskiwin, offering easy access to: â€¢ Farm suppliers & services â€¢ Healthcare & education. â€¢ Farmers markets & recreation. â€¢ Grain handling & ag co-ops. ***For families, Mecca Glen School (Kâ€“9) is just an 11-minute drive east on Hwy 53â€“an easy commute and strong rural education option***IF YOUâ€™RE READY TO TAKE THE NEXT STEP TOWARD LAND THAT GIVES BACK, THIS PROPERTY IS READY FOR YOU.

SCHEDULE YOUR PRIVATE TOUR TODAY

..... Lifestyle â€“ This Is Why You Move.....

Essential Information

MLS® #	A2207022
Price	\$959,000
Bathrooms	0.00
Acres	37.83
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Hwy 822 Near
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T9A 1W9

Exterior

Lot Description	Farm, Level, Private
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Additional Information

Date Listed	April 2nd, 2025
Days on Market	130
Zoning	AG

Listing Details

Listing Office	Jac Theelen Realty Ltd.
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