

\$1,550,000 - 53309 A Range Road 65, Rural Parkland County

MLS® #E4441338

\$1,550,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

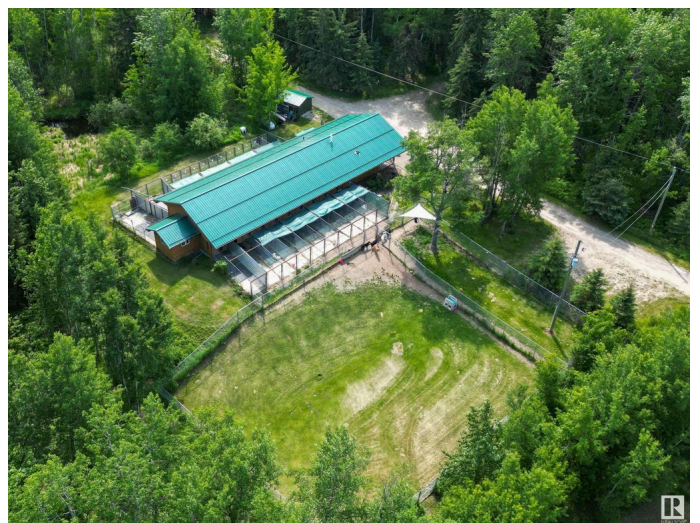
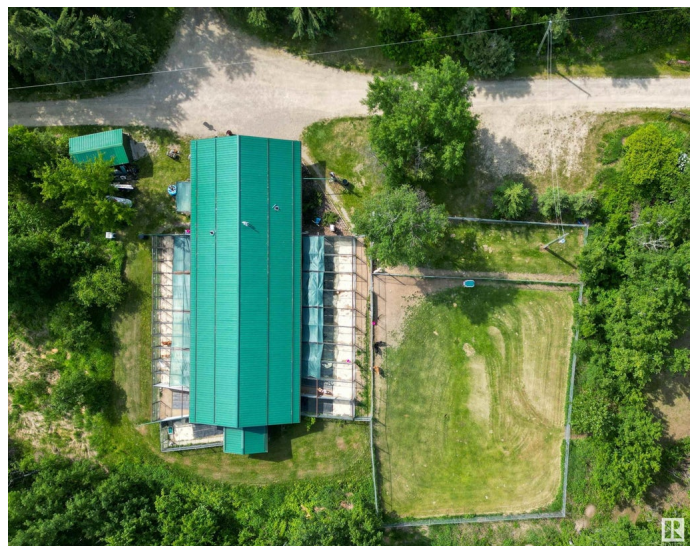
None, Rural Parkland County, AB

Welcome to the Dog Ranch! This 1,800 sqft, profitable, year-round, Turn-Key Kennel Business is located just off HWY 16 & is just 55 minutes from Edmonton. Each of the 25 individual kennel rooms offers a Generous Warm Interior and its own Secure, Escape-Proof Exterior Space. With 2 sizes of kennel rooms, both large and small breeds are welcome. The building includes a Food Prep Kitchen area, Staff Bathroom/Storage space, & a front Office/Reception area. Dogs are walked twice daily & treated like one big happy family. It's the perfect opportunity to own and run a family business, while enjoying country living in Style while you relax in the Beautifully Designed, Chalet-Style, Custom-Built Home with 3,000 Sqft of living space, 3 bedrooms, 2.5 bathrooms, and a walkout basement, all on 24 acres of rolling land. Highway Frontage Land can add potential revenue for Advertising Signage & there is some space for exclusive RV Storage. Large Service Area for Vacationers & Weekend Skiers. Explore the possibilities!

Built in 2010

Essential Information

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Price	\$1,550,000
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Business with Property
Status	Active

Community Information

Address	53309 A Range Road 65
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	June 9th, 2025
Days on Market	54
Zoning	Zone 90

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT