

**Hwy 822 near
Rural Ponoka County, Alberta**

MLS # A2207022



\$959,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	37.83 Acres		
Lot Feat:	Farm, Level, Private		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Ponoka
Basement:	-	LLD:	32-43-22-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Berry, Calf, Dairy, Equestrian, Feed Lot, Greenhouse, Intensive, Market Gardening, Mixed, Other, Plants/Flowers, Poultry, See Remarks, Sheep

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 — Fully gravelled and cleanly maintained. ~7-acre pasture and bush — 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 – The true Value: A property with serious agricultural capability: 1. Powered Hay Shelter • 50'x100' with a 24' lean-to, • 18' clearance under trusses, 2. Silage Pit • 140'x36' 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 • Great for calving, equipment work, or turning into a business space. 5. Corral & Feeding System • Concrete feeding system with built-in bunks • Corrals are functional and include waterers. 140 ft deep well with 20 gallons/min output. ***You're perfectly situated between Ponoka, Bashaw, Camrose, and Wetaskiwin, offering easy access to: • Farm suppliers & services • Healthcare & education. • Farmers markets & recreation. • Grain handling & ag co-ops. ***For families, Mecca Glen School (K-9) is just an 11-minute drive east on Hwy 53 – an easy commute and strong rural education option***IF YOU'RE READY TO TAKE THE NEXT STEP TOWARD LAND THAT GIVES BACK, THIS PROPERTY IS READY FOR YOU. SCHEDULE YOUR PRIVATE TOUR TODAY :::::::::: Lifestyle – This Is Why You Move::::::::