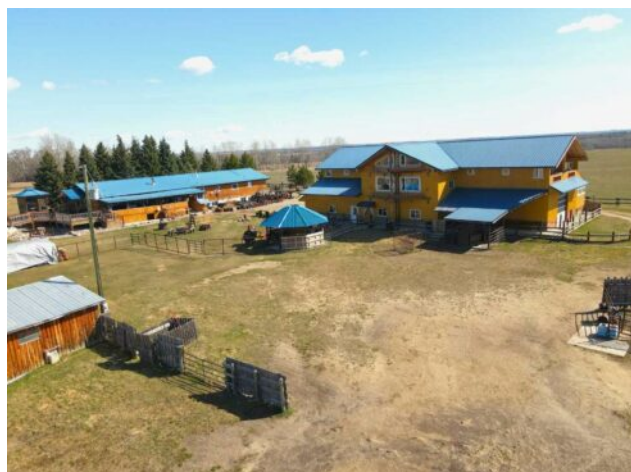


45040 421A Township
Rural Ponoka County, Alberta

MLS # A2213198



\$1,575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,220 sq.ft.	Age:	1980 (45 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detached		
Lot Size:	79.50 Acres		
Lot Feat:	Back Yard, Brush, Farm, Few Trees, Gazebo, Gentle Sloping, No Neighbours		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Metal

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island, Tile Counters

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 7-42-4-W5

Zoning: AG

Utilities: -

Inclusions: See Schedlue

A Sanctuary for Inspiration and Renewal Imagine your own retreat space — where guests arrive to open skies, quiet trails, and a sense of calm that only the countryside can offer. Just west of Rimbey, this 79.5-acre property is the perfect canvas for wellness, creativity, or community connection. Once a thriving bed & breakfast, the estate includes over 9,000 sq. ft. of living space with 8 bedrooms, 5 baths, and 2 full kitchens — ideal for group stays, workshops, or healing retreats. The property's gardens, artful touches, and multiple outdoor gathering spaces set the stage for transformation, reflection, and connection. With agricultural zoning and a large 3,600+ sq. ft. industrial-grade shop, there's room for everything from yoga studios to artisan workspaces, animal therapy, or eco-projects. This is a place to live your purpose — and share it with others.