

\$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

MLS® # E4441338



| | |
|------------|------------------------|
| 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 | 60 |
| Zoning | Zone 90 |

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Listing information last updated on August 8th, 2025 at 7:02pm MDT