

# **\$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	64
Zoning	Zone 90

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Listing information last updated on August 12th, 2025 at 1:32am MDT