

# \$959,000 - Hwy 822 Near, Rural Ponoka County

MLS® #A2207022

**\$959,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 37.83 Acres

NONE, Rural Ponoka County, Alberta

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 â€“ Fully gravelled and cleanly maintained. ~7-acre pasture and bush â€“ 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 â€“ The true Value:

A property with serious agricultural capability:

1. Powered Hay Shelter â€¢ 50â€™x100â€™ with a 24â€™x80â€™ lean-to, â€¢ 18â€™ clearance under trusses,
  2. Silage Pit â€¢ 140â€™x36â€™ 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 â€¢ Great for calving, equipment work, or turning into a business space.
  5. Corral & Feeding System â€¢ Concrete feeding system with built-in bunks â€¢ Corrals are functional and include waterers.
- 140 ft deep well with 20 gallons/min output. \*\*\*Youâ€™re perfectly situated between Ponoka, Bashaw, Camrose, and Wetaskiwin, offering easy access to: â€¢ Farm suppliers & services â€¢ Healthcare & education. â€¢ Farmers markets & recreation. â€¢ Grain handling & ag co-ops. \*\*\*For families, Mecca Glen School (Kâ€™9) is just an 11-minute drive east on Hwy 53â€™an easy commute and strong rural education option\*\*\*IF YOUâ€™RE READY TO TAKE THE NEXT STEP TOWARD LAND THAT GIVES BACK, THIS PROPERTY IS READY FOR YOU.
- SCHEDULE YOUR PRIVATE TOUR TODAY
- ::::::::: Lifestyle â€“ This Is Why You Move:::::::::

## Essential Information

MLS® #	A2207022
Price	\$959,000
Bathrooms	0.00
Acres	37.83
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Hwy 822 Near
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T9A 1W9

### Exterior

Lot Description	Farm, Level, Private
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### Additional Information

Date Listed	April 2nd, 2025
Days on Market	163
Zoning	AG

### Listing Details

Listing Office	Jac Theelen Realty Ltd.
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