\$659,900 - 6236 Township Road 322, Rural Mountain View County

MLS® #A2212764

\$659,900

3 Bedroom, 2.00 Bathroom, 1,677 sqft Residential on 5.96 Acres

NONE, Rural Mountain View County, Alberta

ANIMAL LOVERS DREAM

Charming Hobby Farm with Thriving Kennel Business established in 2009 on 5.96 Acres in Bergen. Welcome to this unique and versatile 5.96-acre hobby farm. This picturesque property features stunning landscaping with mature trees, flowering shrubs, and serene green space, offering a tranguil country lifestyle just 15 minutes from town. The character home, estimated circa 1954, is full of vintage charm, with three bedrooms and a fourth bedroom addition, two bathrooms, allowing for plenty of room for family, guests, or a home office. The farmhouse kitchen is large and cozy with a wood burning stove in the siting room & another in the living room. There is one main floor bedroom and the other two on the upper level with a bonus room in the middle. There is an addition on the main floor that could be a 4th bedroom but would also make a great office space. Ever wanted a butlers room, it's a large pantry with plenty of storage for the canning, preserves and more, with the main floor laundry. The large open cement floor basement is unfinished and boasts a large cold room. The home is well-maintained and ready to enjoy with new siding, new metal roof, refinish bathroom and a new energy efficient furnace, with potential for further updates to make it your own. An added bonus included, is the established and reputable dog boarding facility with 9 spacious







kennels, different sizes for all varieties of dogs with permit for up to 30 dogs & 2 large free running fenced exercise areas, as well as a 8 kennel cat house with play space in a separate building. Known for its quality care and loyal clientele, this turnkey operation offers a fantastic opportunity for animal lovers or entrepreneurs looking to run a successful home-based business. The acreage is fully fenced and serviced by crystal-clear spring water and a stream that runs through the property, feeding the field critters 3 seasons of the year. there's ample room for the variety of animals, including geese, turkeys, chickens, llamas and sheep that can stay where they call home, for the avid animal lover in you. Whether you're looking to expand your hobby farm dreams or live a self-sufficient lifestyle, this property is ready for you. Features Include 5.96 fenced acres with mature landscaping and privacy. 44 x 36 shop with radiant gas heat, currently set up with the 9 kennels leaving still half the space for the handy person in you or to expand the kennels to 18. Owner is prepared to discuss financials, what's included & client list during showings where requested. 3-bedroom character home + 4th bedroom addition, large front deck with a gorgeous under-covered side deck and many lilacs, perennials - Ask for the summer pictures. Active dog kennel business with strong reputation. Fenced pastures and space for multiple animals. Easy access to the town of Sundre that has all the services and amenities with a great school, aquaplex, are arenas, and excellent medical facilities, Don't miss this opportunity.

Built in 1954

Essential Information

MLS® # A2212764 Price \$659,900 Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,677

Acres 5.96

Year Built 1954

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 6236 Township Road 322

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M1X0

Amenities

Parking Quad or More Detached

Interior

Interior Features Pantry, Master Downstairs

Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Blower Fan, Family Room, Kitchen, Wood Burning Stove

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Dog Run, Fire Pit, Kennel

Lot Description Few Trees, Level, Private, Gentle Sloping, No Neighbours Behind

Roof Metal

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 64

Zoning 1

Listing Details

Listing Office Real Broker

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