

# \$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

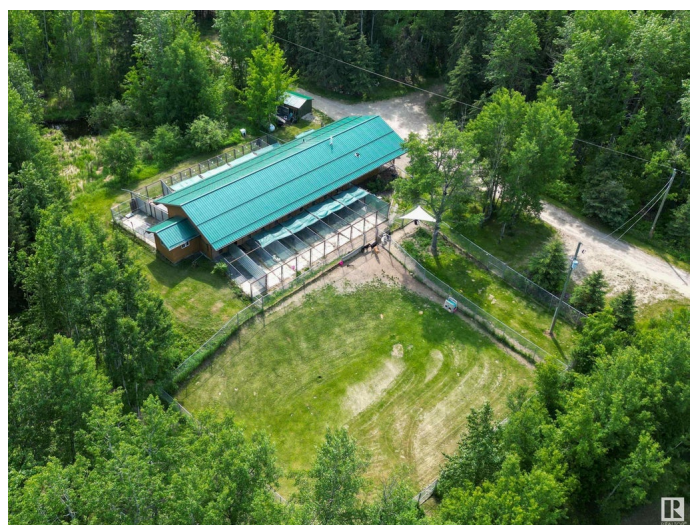
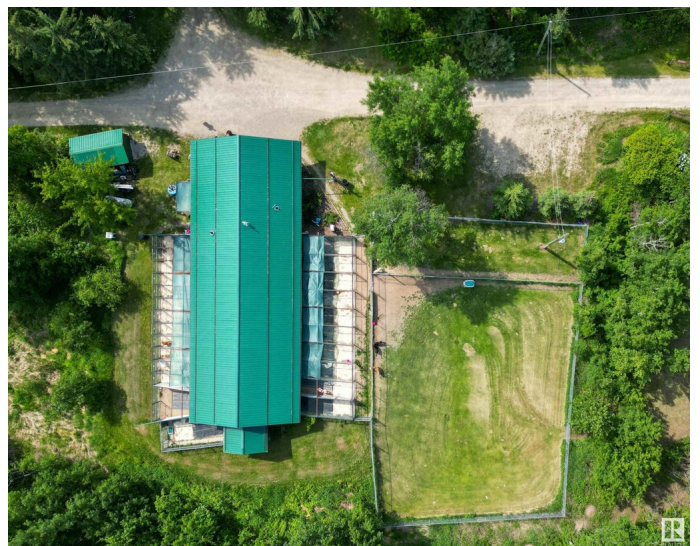
None, Rural Parkland County, AB

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 | 64             |
| Zoning         | Zone 90        |

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Listing information last updated on August 12th, 2025 at 9:02pm MDT