

\$679,900 - 6236 Township Road 322, Rural Mountain View County

MLS® #A2212764

\$679,900

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

NONE, Rural Mountain View County, Alberta

Charming Hobby Farm with Thriving Kennel
Business on 5.96 Acres â€“ Bergen, AB

Welcome to this unique and versatile 5.96-acre hobby farm nestled in the heart of Bergen. This picturesque property features stunning landscaping with mature trees, flowering shrubs, and serene green space, offering a tranquil country lifestyle just minutes from town.

The character home, estimated circa 1954, is full of vintage charm, with three bedrooms and a fourth bedroom addition, two bathrooms, thereâ€™s plenty of room for family, guests, or a home office. The farmhouse kitchen is large and cozy with a wood burning stove in the living room, one downstairs bedroom and the other two on the upper level. There is an addition that could be a 4th bedroom but would also make a great office space. Ever wanted a butlers room, itâ€™s a large pantry but plenty of storage for the canning and preserves.

The home is well-maintained and ready to enjoy, new siding, new metal roof, with potential for further updates to make it your own.

An added bonus is the established and reputable dog kennel boarding and 8 kennel cat house, business on-site. 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 permit runs with the property.

The acreage is fully fenced and serviced by crystal-clear spring water and streams runs through the property, there's ample room for the variety of animals, including geese, turkeys, chickens, and llamas, goats and sheep and they will be staying where they call home, so please be an avid animal lover. 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 acres with mature landscaping and privacy
- 44 x 36 shop with radiant gas heat, currently set up with 9 kennels but has capacity for up to 18 kennels. Owner is prepared to discuss financials and client list.
- 3-bedroom character home + 4th bedroom addition, gorgeous under-covered deck and many lilacs, perennials - Ask for the summer pictures.
- Active dog kennel business with strong reputation
- Spring water supply
- Fenced pastures and space for multiple animal types
- Scenic Bergen location with easy access to the town of Sundre that has all the services and amenities with a great school, aquaplex, arenas, and excellent medical facilities and hospital.

Don't miss this rare opportunity to live, work, and thrive in one of Alberta's most beautiful rural communities.

Built in 1954

Essential Information

| | |
|----------------|---|
| MLS® # | A2212764 |
| Price | \$679,900 |
| 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, Refrigerator, Washer, Gas Stove |
| Heating | Forced Air, Natural Gas, Fireplace(s), 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 | Fire Pit, Dog Run, Kennel |
|-------------------|---------------------------|

| | |
|-----------------|---|
| Lot Description | Level, No Neighbours Behind, Private, Few Trees, Gentle Sloping |
| Roof | Metal |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 27 |
| Zoning | 1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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