

\$508,000 - 434043, Range Road 25, Rural Ponoka County

MLS® #A2260979

\$508,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Single Family on 13.94 Acres

N/A, Rural Ponoka County, Alberta

Welcome to freedoms of country living! With incredible views to the west and peaceful serenity of the river along the east, this acreage boasts prime location! Only 10 minutes from full services in the friendly community of Rimbey, moments from Spruce Haven Golf Course and within 7 minutes of Bluffton; aw-inspiring country lifestyle meets convenience. The driveway brings privacy yet currently generates income of \$3600/year with convenient lease agreement. The landscaped front yard is partially fenced and features a small pond adding to your future oasis. With tons of covered outdoor storage, the large shop with extra power and spacious mezzanine loft await your desired finishing touches. Step inside and take in the great views of the west from the open concept living and dining area. A long breakfast bar connects the dining area to the very functional kitchen â€” making it an excellent space for family or entertaining. You will be pleasantly surprised by the size of the primary bedroom featuring a walk-in closet plus extra large ensuite. On the opposite end of the home, find a 2nd bedroom which can easily fit a queen and the 3rd bedroom which could fit a king plus features another walk-in closet. The 4 pc bathroom has great counterspace and humidity control. Back outside, the sunroom is wired for a hot tub and also has beautiful views of the front yard. Towards the mobile home, a second drilled



water well and septic system is located on the east side of the property (included as is). This superbly located acreage awaits its new owners today! (id:6289)

Built in 2005

Essential Information

Listing #	A2260979
Price	\$508,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,540
Acres	13.94
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	434043, Range Road 25
Subdivision	N/A
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C0M0

Amenities

Features	Treed, Other, PVC window, French door, Closet Organizers, Level
Parking	Attached Garage, Detached Garage, Garage, Parking Pad, See Remarks
# of Garages	4
View	View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	See remarks
Heating	Propane Forced air
Cooling	None

of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Landscaped, Lawn
Construction Wood frame
Foundation Block, See Remarks

Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.



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