



GRASSROOTS
REALTY GROUP

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425021 Highway 20
Rural Ponoka County, Alberta

MLS # A2215926



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,153 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Driveway, Driveway, G		
Lot Size:	3.01 Acres		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Secluded, See Remarks, Sloped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	33-42-2-W5
Exterior:	Brick, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Soaking Tub, Wet Bar		

Inclusions: none

RARE OPPORTUNITY to buy this executive acreage property featuring TWO SEPARATE DOUBLE ATTACHED GARAGES, a HEATED 37x23ft SHOP & over 5,200 square feet of developed living space! A Total of 4 Bedrooms and 4.5 Bathrooms is the perfect size for a large family and guests! Recently Extensively renovated, this WALK-OUT Bungalow sits on 3 Acres and is surrounded by Farmland, has privacy from neighbours and beautifully landscaped with mature trees throughout the property and is FULLY PAVED! Step inside and you find a beautiful open-concept main-level, featuring over 3,100 sqft of living space on the main-level with HIGH VAULTED CEILINGS in the Family and Living Room. You will notice the beautiful LUXURY VINYL PLANK FLOORING recently installed throughout much of the main-level. Walk into the recently RENOVATED KITCHEN and you will find a massive ISLAND and brand new appliances, QUARTZ Countertops & modern high end CABINETRY. The Dining Area is adjacent to a wonderful patio / deck which has recently been updated with new decking, and overlooks the wonderful back portion of the property and the endless adjacent farmers field. The Master Bedroom is large and features a big WALK IN CLOSET & spa like 5-Piece ENSUITE, with a recently RENOVATED WALK IN SHOWER & a beautiful SOAKER TUB. A large LAUNDRY / Mud Room features a convenient access door to the backyard deck, and has plenty of room to fit a second fridge and freezer, and its not too far from the first HEATED DOUBLE ATTACHED GARAGE! Two more bedrooms, 2-Piece Bath & 4-Piece Bath & office completes this wonderful main-level. The lower WALK-OUT BASEMENT features an access to the SECOND HEATED DOUBLE ATTACHED GARAGE! Plenty of light illuminates the wonderful Living space here, with a cozy Wood

Burning fireplace, Firewood storage room, Cold Room, REC ROOM – complete with a POOL TABLE & WETBAR, a 3-Piece Bathroom just steps away from the GARAGE & a 4th Bedroom and 4-Piece Bathroom steps away from a SEPARATE SIDE ENTRANCE! The HEATED SHOP is fully accessible by PAVEMENT and is every man’s dream to store all his (and her’s) toys! Plenty of RV Parking & Driveway space throughout the property! With no neighbours, beautiful fruit trees, space for a garden & a mature evergreen trees, this property is your perfect country retreat, yet just minutes away from RIMBEY! This property is MOVE-IN READY with nothing needed. New Septic Field (2024). Call your favorite realtor to book a showing today!