



GRASSROOTS
REALTY GROUP

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45047 Twp Rd 430
Rural Ponoka County, Alberta

MLS # A2217231



\$587,000

Division:	NONE		
Cur. Use:	-		
Style:	Modular Home		
Size:	1,546 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Parking Pad, Single Garage Detached, Workshop in Garage		
Lot Size:	8.71 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped, Lawn, No N		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Rimbey
Basement:	None	LLD:	31-42-4-W5
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Major Use:	See Remarks		

A short country cruise off the black top, breathe in peace, quiet and serenity. Listen to the birds chirp on the patio, stroll through acres of landscaped yard and beautiful trees. Cozy up at the camp fire, create your own pond oasis, or stroll down to the babbling brook of Medicine River. The shop has potential for extra parking, work space, large south facing green house, or continue to use for storage. Additionally the cold storage shop on the NW side of the property also has a perfect spot for a south facing garden. With perks of remaining new home warranty, security of brand new septic tank and field system and newly drilled well - this is property like no other!! Custom designed ~Luxury Kitchen w MASSIVE Island ~Stunning Sunrises & Gorgeous Sunsets ~Garden Doors w Large Deck Ready to Be Put On ~Extra Large Primary ft Walk In Closet & 4 Pc Bath ~2 Additional Bedrooms On Opposing Side w. Full Bath Offering Privacy & Comfort ~Spacious Entrance ft. Laundry, Powder Room & Storage ~Upgrades & Special Order Finishes! A MUST SEE! Your paradise awaits you just west of Rimbey with schools, hospital, full amenities and emergency services only 20 minutes away. Freedom of Crown land recreation, fishing hot spots, year round lake fun & Last West Community Hall are all within short distance as well!