



GRASSROOTS
REALTY GROUP

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8, 15015 Township 424
Rural Ponoka County, Alberta

MLS # A2223103



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,289 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.96 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-42-1-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, High Ceilings		

Inclusions: fridge, stove, built-in oven, microwave, dishwasher, washer, dryer, window coverings, central vacuum & attachments, central air conditioner, shed

Stunning Acreage Retreat – 3.96 Acres Just 9 Minutes East of Rimbey! Discover this beautifully updated & meticulously maintained two-story home offering nearly 4 acres of park-like surroundings. With mature trees, extensive landscaping, & a southwest-facing backyard, this property provides privacy, natural beauty, & endless outdoor space for relaxation or play. Step inside & kitchen area, and an abundance of built-in cabinetry throughout. The chef’s kitchen includes a brand-new oven (April 2025) & flows seamlessly into the large dining area—perfect for entertaining. The massive main floor laundry room is fully equipped with cabinetry, a utility sink, & built-ins at the rear entry for coats and boots. The main floor master suite is a serene retreat with views of your treed property, a generous walk-in closet, a luxurious ensuite with a huge tiled shower, his & her sinks, & a deep soaker tub. Upstairs, two spacious bedrooms & a large bonus room offers great space for family or guests. The bright, fully finished walk-out basement is a showstopper, boasting in-floor heating, two oversized bedrooms, a full bath, a potential future wet bar area, theater & games spaces, & a massive utility/storage room. The basement opens to a stamped concrete patio, already set with two posts for your future deck plans. Additional features include: Hunter Douglas Blinds~ New control board on the furnace~ High-efficiency furnace plus air conditioner Water filtration system with updated flow switch for chlorine control~ Built-in vacuum system (with new hose that has a 10 year warranty)~New stamped concrete walkways & front apron~ Septic cleaned (Sept 2024)~ Gas fireplace (awaiting final finish) Huge garage with sink, drain, & three large overhead doors

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