



**GRASSROOTS**  
REALTY GROUP

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**432046 RR#40**  
**Rural Ponoka County, Alberta**

**MLS # A2223963**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	68.71 Acres		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	13-43-4-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Hood Fan, Washer & Dryer, Wood Stove, Gas Stove

Welcome to your private paradise! 68+ acres of natural beauty nestled just off the pavement northwest of Rimbey. This incredible property offers a rare combination of peace, privacy, and practicality, featuring a 1,400 sq ft walk-out bungalow, 40' x 60' shop, and a scenic yard site surrounded by mature trees. A long, picturesque driveway leads you into a beautifully sheltered yard, complete with open spaces, a large garden plot, and a tranquil pond. The walk-out bungalow is fully finished on the main floor and offers endless potential on the ground level. Whether you're dreaming of a spacious recreation room or more bedrooms, the lower level is a blank canvas ready for your vision. The main floor boasts a functional layout, with a large kitchen island, walk-in pantry, and convenient main-floor laundry—perfect for acreage living. The living room features floor-to-ceiling windows that frame your private landscape, while the expansive deck is ideal for entertaining, barbecuing, or simply enjoying the peace and quiet. Outside, the massive 40' x 60' shop comes equipped with a 14' overhead door and mezzanine storage, ideal for any hobbyist, mechanic, or business owner needing serious space. This property has an abundance of good, soft water and if you want to live in the country and work from home, it has excellent internet available. If you're looking to embrace the rural lifestyle without sacrificing comfort, this is your opportunity. With pavement access, privacy, and plenty of potential, this unique acreage won't last long.