



**GRASSROOTS**  
REALTY GROUP

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10, 433020 Range Road 31  
Rural Ponoka County, Alberta

MLS # A2236203



**\$499,900**

<b>Division:</b>	Viewmar Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Worksh		
<b>Lot Size:</b>	2.31 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Propane
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Other
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	23-43-3-W5
<b>Zoning:</b>	3
<b>Utilities:</b>	-

**Inclusions:** air compressor, wood shed

Welcome to your own little slice of country paradise! This charming 2017 modular home sits on 2.31 acres of peaceful Ponoka County land&mdash;no neighbors peering over the fence, just you, the open skies, and a whole lot of space. With 1,600 sq ft of relaxed living space, this home is designed for comfort. The open-concept layout features vaulted ceilings, big windows, and all the natural light you could ever need to brighten your day. Whether you're whipping up a meal in the kitchen, hanging out in the living room, or just lounging on the massive deck (front and back!), you'll be living the good life. Need a workspace or have some hobbies? No problem! There's a huge shop for all your tools, toys, or whatever you want to call it. And don't forget the greenhouse&mdash;you'll be harvesting fresh veggies, or at least pretending to. Bonus: You'll have free fibre optic internet, so go ahead and binge-watch that series you've been putting off. Privacy, space, and just the right amount of charm&mdash;this property checks all the boxes. Plus, you're just 12 minutes from Rimbey, 36 minutes from Ponoka, and a hop, skip, and a jump from Gull Lake and the race track. If you're a family, first-time buyer, or just someone who likes a good shop and even better privacy, this is your new home.