



**GRASSROOTS**  
REALTY GROUP

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**415045 Range Road 30**  
**Rural Ponoka County, Alberta**

**MLS # A2240953**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Pasture, Private,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	31-41-2-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Central Vacuum, Pantry, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Opener & Remotes, Security Cameras, Alarm System, Central Vac & Attachments, Shed.

Enjoy peaceful country living just 10 minutes south of Rimbey on this beautifully maintained 10-acre property, fully fenced and cross-fenced for horses. This charming 4-bedroom, 2-bath bungalow features an open-concept main floor with a cozy wood-burning stove, walnut hardwood and tile floors with in-floor heat, a gas range, corner pantry, and breakfast bar. The primary bedroom includes double closets and a cheater door to a 4-piece bath, while the second bedroom can easily serve as an office. The main floor is roughed in for laundry. The fully developed ICF block basement offers a warm and inviting family room with epoxy riverstone flooring and in-floor heat, two additional bedrooms, and a 3-piece bath. A 2024 Navien on-demand hot water system, alarm and security system add modern convenience. The oversized double detached garage is in-floor heated and finished &mdash; perfect as a workshop or man cave &mdash; complete with a toilet and roughed-in plumbing for a sink. Enjoy serene views of mature trees and a tranquil water feature from the deck. This property truly offers a turn-key acreage lifestyle with functionality and beauty combined.