



GRASSROOTS
REALTY GROUP

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442046 RR#31
Rural Ponoka County, Alberta

MLS # A2249480



\$575,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,152 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	18.58 Acres		
Lot Feat:	Lawn, Level, Low Maintenance Landscape, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer & Dryer, 2 Wood Stoves, 2 Sheds

Over 18 acres of AG-zoned land with highway frontage just north of Rimbey — this property offers space, comfort, and endless possibilities. With over 2,100 sq. ft. of living space, the 2005 SRI manufactured home features a smart floor plan with two bedrooms and a full bath on one end, a large primary suite on the other, and a bright open-concept kitchen, dining, and living area in the center. A spacious addition expands the living area even further, while the large rear entry with laundry leads to a deck that's perfect for barbecues. Outdoors, the property delivers everything you'd expect from country living and more. The high-producing pasture allows you to have livestock or rental income, the large yard is low maintenance with a garden plot if you desire to use it and plenty of room to put up a greenhouse or other buildings. A 28' x 32' oversized garage with 12' walls, concrete floors, 220 wiring, wood stove, floor drain, and reinforced eyelets for a winch or gambrel hoist makes the perfect shop. And for a bonus, Nugent Pond, a stocked trout pond borders the south end of this acreage and is within walking distance for anyone that enjoys a little fishing. Properties this size with such versatility don't come along often — whether you're looking for space to raise animals, grow your own food, or simply enjoy the peace of country living, this acreage has it all.