



GRASSROOTS
REALTY GROUP

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421074 Range Road 34
Rural Ponoka County, Alberta

MLS # A2252981



\$577,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	991 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	16.93 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-42-3-W5
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s)		

Inclusions: Playhouse, Furnace in Shop (AS-IS)

This affordable acreage has everything you need to enjoy country living while staying close to town. The well-maintained home offers 2 bedrooms up and 2 down, along with 2 full bathrooms, giving your family plenty of space and comfort. Built in the 1950s, the home still carries its warm nostalgic country charm, while providing important modern updates such as upgraded plumbing and electrical, a freshly built deck (2017), and beautifully refinished hardwood floors (2011). Outside, the property is set up for both work and play. A 26' x 48' shop with concrete flooring offers endless possibilities for projects, storage, or hobbies. An older furnace (included but not currently hooked up) is available to help heat the shop in colder months. For those wanting to embrace the rural lifestyle, this acreage is ready for your animals. With two separate pastures—both connected to a stock waterer—plus multiple open sheds for shelter, you’ll have room for horses, steers, and chickens. Conveniently located just 15 minutes from Rimbey, this is a great opportunity to raise your family in the country with space to roam, livestock to care for, and a welcoming home filled with character.