



33016 Township Road 424A
Rural Ponoka County, Alberta

MLS # A2258531



\$974,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,945 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	8.62 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, M		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-42-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity		

Inclusions: Security System, Pool Table, Shaw TV Dish on Roof, 3 bar stools

This stunning 8.62-acre property offers the best of both worlds—peaceful country living with the convenience of being only 5 minutes west of Rimbey. The 1,945 sq. ft. bungalow is designed with both comfort and practicality in mind, featuring an open and bright main floor accented by elegant built-ins, new custom window shades, and a cozy gas fireplace. The kitchen, with an abundance of counter tops, gas stove, and large walk-in pantry, which seamlessly flows into the dining area, making it ideal for family gatherings or entertaining. The main level offers two spacious bedrooms, two bathrooms, and thoughtful extras like a large laundry and mudroom. The fully developed basement adds two more bedrooms, a bathroom, a generous rec room, and ample storage options including a cold room and utility space. Heated by an efficient boiler system providing both in-floor and forced-air comfort, this home ensures warmth without the need for a traditional furnace. Outdoors, the property continues to impress. An oversized heated double garage (32’ x 31’) and a massive 32’ x 48’ heated shop with radiant heating provide incredible space for projects, hobbies, or equipment. For added convenience, a 22’ x 40’ tarp RV cover building offers excellent storage for your recreational vehicles. The backyard is private which includes an inviting pond with a trickling water fall—perfect for relaxation or outdoor living. Practical updates include a drilled well, a septic tank and new septic mound (2024), and a durable stucco exterior. With its perfect blend of modern comfort, functionality, and country charm, this acreage is a rare find. If you’re looking for a private retreat that’s close to town but offers all the benefits of country living, this property is one you don’t want to miss.