



GRASSROOTS
REALTY GROUP

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#11 Poor Man Flats Blue 14021 Hwy 53
Rural Ponoka County, Alberta

MLS # A2260393



\$762,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,843 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.62 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	In Floor	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	Septic System
Roof:	Metal	Condo Fee:	\$ 0
Basement:	None	LLD:	32-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	-

Features: Bookcases, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vinyl Windows

Inclusions: -

This is a wonderful place to relax, rest and just enjoy what life has to offer. However, if your are into building and using your creative side, then the three shops and garage will keep you active. The view from you front porch is breath taking. There is never a day that goes by with out Mother Nature creatures coming by and warming your heart. The many types of bird will come by and sing to you, dance for you and then fly away till next time when they will entertain you again. The house has been built to be enjoyed, with its open design, main floor laundry, In floor heating through out, boiler heating, Duel tank water supply, Surge protector, Septic alarm system, Generator and so much more. The year sound sunroom over looks the valley, and is also a great place to just grab a book and veg! Well pointed Kitchen with loads of storage, island and open to the living room, brings it all together. The town of Rimbey with the Hospital, Commerce, Churches, Clubs, schools await your presence. Your family will grow strong here for many years, this is a place to see and enjoy. Now if you are the type that needs a place to be creative, Need storage or just to get away and lose time , then this place is the place for you. Beyond the garage, there are two buildings, with over 1800 sq. ft.. Both have concrete floor and one is heated and has a bedroom for that afternoon or anytime nap. This property has so many fantastic PLUSES a person needs to take in, it awaits you arrival.