



GRASSROOTS
REALTY GROUP

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434043, Range Road 25
Rural Ponoka County, Alberta

MLS # A2260979



\$508,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,540 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Parking Pad, Quad or More Attach		
Lot Size:	13.94 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped,		

Heating:	Forced Air, Propane	Water:	Private, Well
Floors:	Carpet, Cork, Linoleum	Sewer:	Holding Tank, Private Sewer, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-43-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Block, See Remarks	Utilities:	High Speed Internet
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Brown Storage Building, White Garden Shed, Fire Pit, Garage Door Opener w. Remote(s), Security System, Motion Lights/Solar Powered Lighting, 2 x 500g Propane Tanks, 2nd Dwelling Mobile Home "as is" (CSA 84098)

Welcome to freedoms of country living! With incredible views to the west and peaceful serenity of the river along the east, this acreage boasts prime location! Only 10 minutes from full services in the friendly community of Rimbey, moments from Spruce Haven Golf Course and within 7 minutes of Bluffton; aw-inspiring country lifestyle meets convenience. The driveway brings privacy yet currently generates income of \$3600/year with convenient lease agreement. The landscaped front yard is partially fenced and features a small pond adding to your future oasis. With tons of covered outdoor storage, the large shop with extra power and spacious mezzanine loft await your desired finishing touches. Step inside and take in the great views of the west from the open concept living and dining area. A long breakfast bar connects the dining area to the very functional kitchen – making it an excellent space for family or entertaining. You will be pleasantly surprised by the size of the primary bedroom featuring a walk-in closet plus extra large ensuite. On the opposite end of the home, find a 2nd bedroom which can easily fit a queen and the 3rd bedroom which could fit a king plus features another walk-in closet. The 4 pc bathroom has great counterspace and humidity control. Back outside, the sunroom is wired for a hot tub and also has beautiful views of the front yard. Towards the mobile home, a second drilled water well and septic system is located on the east side of the property (included “as is). This superbly located acreage awaits its new owners today!