



GRASSROOTS
REALTY GROUP

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RR30
Rural Ponoka County, Alberta

MLS # A2266933



\$577,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,144 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	24-42-3-W5
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: -

Fantastic location, only five minutes from Rimbey. Rimbey is a great place for fun, commerce, religion and people. There are clubs, activities, a hospital, schools and so much more. The property is 2.99 acres, treed, a garden space, and fences off area for a few animals. This 1144 sq. ft. Bi-level has six bedrooms, two four piece bath and a two piece ensuite. The kitchen was just upgraded three years ago to the tune of \$40,000.00. The bedrooms are of a comfortable size. Off the kitchen eating area is a doorway to the large deck with seating built in and a view of the west yard. The trees welcome all types of birds throughout the year! Wild life like, White Deer, Red Fox make a visit from time to time. There is a shop for all the toys you may want to enjoy. The house of heating is heat efficient with boiler heating. With this type there is heat from corner to corner, not cold spots and very economical. In the hot summer you have air conditioning. The family room sports a wet bar, fire place and large windows making it bright and enjoyable to be there! To round things out, an over size double attached garage gives room for vehicles and mini shop. Great place to call home and have the family enjoy county life at its best!