



GRASSROOTS
REALTY GROUP

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441074 Range Road 40
Rural Ponoka County, Alberta

MLS # A2273271



\$275,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,188 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	11.05 Acres		
Lot Feat:	Farm, Few Trees, Native Plants, No Neighbours Behind, Pasture, Private, Re		

Heating:	Forced Air	Water:	Well
Floors:	Carpet	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-44-4-W5
Exterior:	Aluminum Siding , Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Storage		

Inclusions: N/A

Escape to the peace and space of country living with this beautiful 11-acre parcel in Ponoka County. This versatile property offers a fantastic blend of open pasture, corrals, and naturally treed areas that provide both privacy and scenic charm. With services already at the property, including power and natural gas. If you're looking to simply enjoy wide-open country views, this property offers endless possibilities. Don't miss your chance to own a piece of peaceful rural Alberta living!