



**424012 RR 30**  
**Rural Ponoka County, Alberta**

**MLS # A2281827**



**\$680,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	9.86 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Private Sewer
<b>Roof:</b>	-	<b>Near Town:</b>	Rimbey
<b>Basement:</b>	None	<b>LLD:</b>	25-42-30-W5
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	CR/AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Mixed, Other, See Remarks

Here is an acreage that is waiting for a family to hobby farming! This 9.84 acres has a barn, sheds, corrals, trees, open area and so much more. Located about 5-10 minutes West from the growing hub of Rimbey. Rimbey has a hospital, churches, schools, commerce, swimming pool, entertainment, clubs, walking trails and so much more to offer. If you a bord its because you wan to be. The home has Vaulted ceilings with 1440 sq. ft. of living space containing four bedroom two large four piece baths (one being an ensuite). The kitchen and living room is open concept in design. Main floor laundry, Front and back deck, 10'x24' 2-tier, 8.6,x16' and a ground level 8'x11' with railings as well as a dog run complete this well kept living quarters. There is a heating 24x2 double detached garage, 220 wiring in a 12,x16; work shed plus a huge 34'x32' detached shop will keep your busy hand busy. there are other smaller sheds for the toy and other support equipment. The drive way has an entrance and an exit as well as being shelters with large pine treed. If you are looking for country living and yet close to people, then look no further; YOU ARE HOME.