



GRASSROOTS
REALTY GROUP

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422051 Range Road 25
Rural Ponoka County, Alberta

MLS # A2283854



\$527,900

Division:	Kansas Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,966 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	3.56 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Many Trees, No Ne		

Heating:	In Floor, Heat Pump, Propane	Water:	Well
Floors:	Laminate, Linoleum, Vinyl, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-42-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	Propane
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Tankless Hot Water, Vinyl Windows		
Inclusions:	Ceiling Fans		

Welcome to this extensively upgraded acreage offering 3.56 acres backing directly onto the Blindman River, complete with accessible river trails, a private oxbow pond, and peaceful views north toward the Town of Rimbey from the backyard. This 4 bedroom, 3 bathroom home has undergone significant improvements over the years, creating a truly move-in-ready rural property where major systems and finishes have already been addressed. Inside, you're greeted by a spacious, light-filled entrance that opens into a stunning lower family room featuring soaring ceilings, expansive windows, and a striking fireplace with custom hearth and surround—an ideal space for gathering and entertaining. The home offers a functional layout with a large upper den overlooking the backyard, perfect for a home office, reading nook, or flex space. The backyard is a standout feature, offering both river frontage and a secluded oxbow pond that is ideal for winter ice skating and features a small island with a picnic table, creating a unique and peaceful retreat rarely found on acreage properties. Recent upgrades include a new roof, siding, soffit, fascia, windows, kitchen and pantry, updated bathrooms, flooring, paint, high-efficiency heating and cooling systems, in-floor heat, multiple wood stoves, and more—offering long-term peace of mind and energy efficiency. The property is equally impressive outdoors with productive gardens, fruit trees, raised beds, a covered workspace, and multiple storage sheds. A rare opportunity to own a turn-key, river-backing acreage that blends privacy, functionality, and natural beauty, all within close proximity to town of Rimbey.