



**422051 Range Road 25  
Rural Ponoka County, Alberta**

**MLS # A2283854**



**\$527,900**

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

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