



422041 Range Road 25
Rural Ponoka County, Alberta

MLS # A2291195



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	982 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	2.70 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees		

Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas, Wood	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-42-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Laminate Counters, Natural Woodwork, Primary Downstairs		

Inclusions: Hot tub (as is - currently not working), hot tub pump, BBQ Grill, Missing Link Internet equipment (belongs to Missing Link)

Welcome to this 2.7 acre acreage overlooking the beautiful Blindman River Valley, offering peaceful country living just minutes from the Town of Rimbey. This 3 bedroom, 2 bathroom bungalow with a walkout basement combines comfortable living space with scenic views and excellent flexibility for a variety of lifestyles. The main floor features warm cabinetry complemented by a raw wood eating bar light and ledge, creating a welcoming focal point in the kitchen. For added comfort, both the kitchen and main floor bathroom have in floor heat. Expansive windows in both the kitchen and living room capture the surrounding valley views and natural landscape, filling the home with natural light and bringing the outdoors in. A convenient office space just off the kitchen makes working from home both practical and comfortable. Downstairs you’ll find 3 bedrooms plus an additional primary bedroom, which could easily be converted back into a large recreation or family room if desired. The attached single garage has been converted into a versatile flex space, ideal for a home gym, studio, hobby room, or additional living area. Outside, a Premier shed provides extra space for storage or the perfect man/she cave. Also located on the property is an older homestead house, offering potential for a variety of future uses depending on the new owner’s vision. Situated just minutes from Rimbey and close to the hospital, shopping, and an array of outdoor recreation opportunities, this property offers the perfect balance of rural privacy, scenic surroundings, and convenient access to town amenities. A great opportunity to enjoy acreage living in a truly beautiful setting.