



**433002 Range Road 24**  
**Rural Ponoka County, Alberta**

**MLS # A2295104**



**\$999,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Farm, Gentle Sloping, Pasture		

<b>Heating:</b>	In Floor, Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Marble, Stone	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Metal	<b>Near Town:</b>	Rimbey
<b>Basement:</b>	None	<b>LLD:</b>	20-43-2-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Propane, Sewer Connected
<b>Features:</b>	Closet Organizers		

**Major Use:** Equestrian

Your rustic paradise in the heart of a thriving ranching and rodeo community—where country living meets serious equestrian function. NEW fencing & a massive steel-railed sand arena (135' x 300') awaits you, built for riders who want space, durability & performance. This charming, quality ranch-style bungalow offers 1,700+ sq ft with 2 bedrooms & 2 full baths. Inside, you'll find a warm, rustic aesthetic with hemlock doors, stone floor foyer, and an open-concept layout. The chef's kitchen features a large island, quartz countertops, custom cabinetry & a walk-in pantry, flowing into a living room with a cozy gas fireplace. The primary suite is a Top Shelf standout, with a 5-piece ensuite including a unique Copper tub, custom stone shower, and barnwood-style finishes—plus direct access to laundry and a spacious walk-in closet. Outside, it's fully equipped: Attached heated triple garage, a 40' x 55x 16 (14ft door) Shop with office, 2 pc Bthrm, and an attached 40' x 56' barn with box stalls, all with concrete floor—steps from your Arena & expansive pasture. Just 10 mins to Rimbey & its beautiful AG Facility for indoor riding, this is turnkey country living is built for the equestrian lifestyle.