



**425021 Range Road 10**  
**Rural Ponoka County, Alberta**

**MLS # A2301378**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	17.88 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-42-28-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Window Coverings, Washer, Dryer, Garage Control(s), Washer, Dryer, 12x24 Shed, 18'Firepit Bin, 55x18 Barn, 3-10x10 Raised Garden Beds, XplorNet Dish, TV Wall Mounts, Remote Controls for Solar Lights in Barn and Bin, Ceiling Fans & Remotes, Chicken Coop, Ritchie Cattle Waterer

Located just 45 minutes from Red Deer, 15 minutes from Rimbey, 20 minutes from Ponoka, and 35 minutes from Sylvan Lake, this beautifully designed 2021-built acreage offers the perfect blend of rural living and modern comfort, with paved access right to the driveway. The exterior features durable Hardie board and Versetta stone, complemented by a wrap-around veranda, with a 12x24 back deck finished in Tough Deck. The property is fully fenced with 5-foot fencing for security and functionality. Inside, the main living space showcases durable vinyl plank flooring throughout. The kitchen is a standout with a 12-foot custom walnut epoxy river island, stainless steel appliances, gas cooktop, electric oven, and farmhouse sink, designed for both function and entertaining. The home offers well-planned living spaces with quality finishes throughout. A hot water on-demand system adds efficiency and convenience. The walkout basement features 9-foot ceilings, in-floor heating, a gas fireplace, two additional bedrooms, and a full 4-piece bathroom, providing excellent additional living space. Outside, the property is fully set up for acreage living. Cross-fenced paddocks are supported by a Ritchie water system for rotational grazing. Additional water storage includes two 1000-litre rainwater totes. Septic is a 2000-gallon dual tank system installed in 2021. Outbuildings are a major highlight. The barn/shop is built around an 18-foot bin with an overhead garage door, ideal for storing recreational toys and equipment. Attached is a 16x19.5 barn section on one side and a dedicated workshop on the other, offering excellent flexibility. The attached garage is fully serviced with its own electrical panel, separate from the home's electrical system. Additional features include a heated 12x24 kennel, raised garden beds, fruit trees, solar motion lighting, and a stone pathway

leading to a unique year-round fire pit set within an 18-foot bin structure with chimney. There is also a 35-amp RV plug for added convenience. A well-equipped, self-sustaining acreage offering space, functionality, and modern rural living in a highly accessible location.