



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

MLS # A2104704



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,709 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	10.01 Acres		
Lot Feat:	Farm, Gentle Sloping, Pasture		

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

Inclusions: Security system in shop, Ritchie waterer

Welcome to your slice of rustic paradise nestled in the heart of a vibrant ranching and rodeo community! This beautiful acreage boasts a ranch-style bungalow offering over 1700 square feet of living space, ideal for those who appreciate the tranquility of country living coupled with modern comforts. 2 bedrooms and 2 full baths, perfect for a cozy retreat or entertaining guests. Rustic interior design accentuated by hemlock interior doors stained in a warm color palette, and a special entrance at the front foyer featuring stone flooring, setting a welcoming tone. This open living concept seamlessly integrates the kitchen, dining, and living areas, including a chef's dream kitchen with a large island, quartz countertops, custom-built cabinetry, and a spacious pantry. Relax by the gas fireplace in the living room, creating a cozy ambiance on chilly evenings. The Master bedroom retreat has a unique 5-piece ensuite showcasing a copper tub and custom walk-in shower adorned with stone and rustic barnboard-style tile. Conveniently located laundry room off the ensuite, making chores a breeze., and ample storage space with a huge walk-in closet in the master bedroom. An attached triple car garage with in-floor heat, providing comfort during colder months. Every acreage needs a shop, and this one boasts a 40' x 55' shop equipped with a 14' x 14' overhead door, office and 2 pc bathroom, offering ample space for projects and storage. Conveniently attached to the shop is a 40' x 56' barn featuring box stalls and a cement floor, perfect for housing livestock. The barn door leads out to the outdoor riding arena measuring 135' x 300', catering to equestrian enthusiast including an expansive pasture area. Perfect for those who embrace the equestrian lifestyle, with ample space for horses and riding activities. Conveniently located just 10 minutes from Rimbey, providing

access to the Rimbey Agrium building and its myriad opportunities for all horsemanship pursuits. Centrally situated in a bustling ranching and rodeo community, offering the ideal blend of tranquility and community spirit. Don't miss out on this rare opportunity to own a picturesque acreage with all the amenities for a fulfilling equestrian lifestyle. Schedule your private tour today and experience country living at its finest!