



**433014A Range Road 11
Rural Ponoka County, Alberta**

MLS # A2129915



\$1,375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,262 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	110.63 Acres		
Lot Feat:	Private		

Heating: In Floor, Forced Air

Water: Well

Floors: Carpet, Tile, Vinyl Plank

Sewer: Holding Tank

Roof: Metal

Condo Fee: -

Basement: Finished, Full

LLD: 23-43-1-W5

Exterior: Log, Vinyl Siding

Zoning: Agricultural

Foundation: Poured Concrete

Utilities: -

Features: Quartz Counters

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, central air conditioning unit, central vac and attachments, water softener, reverse osmosis in kitchen, 2 tv's with wall mounts in living room and bedroom, 2 garage door openers and 2 controls, garage door opener for shop and 2 controls, furnishings and equipment, yard light on deck, garden shed, 2 lean toos

Here is a rare find~ 110 acres with a beautiful newer home AND Heated Shop!! This 3 bed and 3 bath Hillside Bungalow, is a custom built, by Jorgenson Homes, and was constructed in 2013. It is nestled amongst mature trees, tasteful landscaping, and offers an amazing view of the scenic countryside to the North from your living room window! Upon entering, you'll be greeted by a large entry way, and will notice quality finishing throughout this fully developed, and so gently lived in home. The desirable open concept of the main floor features a gourmet kitchen highlighted by stunning hickory cabinets, quartz countertops, stainless steel appliances, and a walk in pantry. The dining room provides ample space to entertain, and offers easy access to the covered deck, where you soon you will want to be spending your evenings! The primary bedroom boasts a spacious walk-in closet, and offers plenty of storage space and organizational possibilities. Additionally, enjoy the convenience of a luxurious three-piece ensuite, providing a private oasis for relaxation and rejuvenation. Another bedroom awaits, providing versatility and convenience for guests or family members. Downstairs, you will find another spacious bedroom, as well as a 3 piece bathroom. Enjoy the cozy warmth provided by the wood-burning stove, ideal for relaxing evenings indoors. When the summer heat arrives, stay comfortably cool with the convenience of central AC. So many extras are also included such as central vac and attachments, reverse osmosis in kitchen, and water softener system. The attached, oversized, heated 25' x 24' garage is also sure to please. Outside, the expansive grounds offer endless opportunities for leisure and farming! Need space for your hobbies or projects? Look no further than the sizable 32' x 48' heated shop. The farmland is an added bonus with the land currently in alfalfa. Seller has

advised that he has had great cuts! There is also a creek on the property to add to the appeal. Would make a great property for horses and livestock. The long driveway ensures privacy is apparent, and is not located in or near a subdivision. Located in the heart of Central Alberta, this beautiful acreage sits between Gull Lake and Pigeon Lake and is less than 30 minutes to Rimbey, Ponoka, and the Highway 2 corridor. Edmonton and Red Deer are also easy commutes! This property is priced well below replacement. You will experience the ultimate blend of rural living and modern convenience, where every comfort and amenity awaits.