



45047 Town ship road 4-30  
Rural Ponoka County, Alberta

MLS # A2145034



**\$624,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Outside, See Remarks, Single Garage Detached		
<b>Lot Size:</b>	8.71 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Landscaped, Private		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-42-4-W5
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** gas stove, fridge, BI dishwasher, micro wave hood fan, washer/dryer, window coverings,

What an amazing property! 2022 modular open floor plan, beautiful kitchen island, plus a gas fireplace in the living room. With 3 bedrooms, 2 1/2 bathrooms and an open floor plan there is plenty of room for your family. Outside you have over 8 acres with medicine river (creek) plus a pond. The garage plus greenhouse need a bit of TLC but very workable. What a beautiful piece of property this is.