



**445042 RR#35**  
**Rural Ponoka County, Alberta**

**MLS # A2145777**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Garden, Low Maintenance Landscape, Many Trees, Native		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum		

**Inclusions:** RO System, Dishwasher (see remarks), TV is Recreational Room, Wood Stove, Solar Panel System (as is) 3 Camera System, Surge Protector, Greenhouse, Garden Shed

Are you dreaming of living in picturesque privacy with the ability to be self-sufficient? Located on a quiet road northwest of Rimbey and just west of the hamlet of Hoadley you will be surrounded by a friendly farming community. Secluded from view by a variety of towering, mature trees the laneway leads you into a beautiful yard complete with a garden, greenhouse and tasteful landscaping that even includes a functioning old-fashioned hydrant water fountain. The home itself has a large south deck perfect for BBQing or just enjoying the sun and is where the solar panels are currently mounted. A smaller rear deck faces a large fire pit area, and a fenced dog run is attached to the west side of the home. This home was built with the intention of being capable of operating 'off-grid' and when the solar panels are in use and the wood stove minded, the utility bills are negligible. The home is built solid; just have a look at the width of the concrete walls and the way the utility room is set up and you will recognize the thought that went into its' construction. The main floor invites you into an open concept floorplan that includes a large kitchen area with plenty of cupboards and counter space. The living and dining room area flow together and allow for the cook to be included in the events of the day while prepping meals; or there is plenty of room for two people to work together. A large primary bedroom with walk-in closet, an office area and 4 pc bath complete the main floor. The attached garage has been converted into a large recreational room that could be a huge "man-cave", family room, workshop or just about anything you wanted it to be with its' numerous cupboards and a wood stove conveniently located to keep the mess out of the main living area. There has even been a surge protector installed which will give you even more piece of mind about living here. Downstairs is a large

family/rec room, another bedroom and a storage or office area ready to be purposed to whatever needs you so desire. Back outside you will find an 899 sq' detached garage with an attached 611 sq' workshop built into the side of a hill which gives it an insulation factor adding to the energy efficiency of the property. Another 23' x 56' (approx.) pole shed with metal roof allows for plenty of cold storage area to keep items out of the elements. This property could just be a comfortable place to live, or it can be somewhere that you have the potential to be self-sufficient and even live 'off-grid' but either way it is a beautiful acreage to call home.