



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**445003 Range Road 11 Range
Rural Ponoka County, Alberta**

MLS # A2160847



\$620,000

Division:	Rural Ponoka County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,504 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	10.00 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, Meadow, Native Plants, Pasture, Private, Rec		

Heating:	Make-up Air, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Holding Tank, Open Discharge, Septic System, Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-44-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: none

AMAZING BUNGALOW; AMAZING PRICE; QUIET DEAD END ROAD; If you are looking for green and organic you will feel right at home here. Approximately 10 acres is being sold subject to subdivision. The new title number and link #are TBD. The balance of the quarter section is not for sale. Organic Green trees protect this home from the North, West and East winds. The cheerful, open, south facing view lets the sun shine in all year round. Gently sloping property allows for ample drainage, yet easy to maintain so you can spend your leisure on the golf course, fishing, or at the beach of any of the 4 lakes/ parks with in 15 minutes. Pasture set away from the house provides lots of room for pasturing your critters, setting up your chicken coupes, planting gardens or any other life supporting hobbies you may choose. Get your groceries at Pigeon Lake Village 10 minutes away. East access to local towns; Rimbey 26 Km, Ponoka 35 Km, Wetaskiwin 47 km, Leduc 65 km, Nisku 90 km. Lakes and Parks; Mound Red Park 5.9 km, Pigeon Lake 15 km, Battle Lake 16 Km, Gull Lake, 20 km. The immaculate like new custom home with front attached garage was built in 2018 but looks like it was built last year. 2 Beds 2 baths up, 2 beds with 1 bath down. Main floor Master suite comes with a massive walk in closet and an ensuite with separate tub and separate shower. Open Country Kitchen has tons of cabinets, walk in pantry and Island. The garden doors off the kitchen onto the barbeque deck allows for quick and easy entertainment and clean up. Handy main floor laundry means you cut the work of laundry into minutes with ease. Fully professionally finished basement provides for 2 additional bedrooms a bathroom, massive games room and family room.

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