



**RR30**  
**Rural Ponoka County, Alberta**

**MLS # A2266933**



**\$569,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-42-3-W5
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** -

Fantastic location, only five minutes from Rimbey. Rimbey is a great place for fun, commerce, religion and people. There are clubs, activities, a hospital, schools and so much more. The property is 2.99 acres, treed, a garden space, and fences off area for a few animals. This 1144 sq. ft. Bi-level has six bedrooms, two four piece baths and a two piece ensuite. The kitchen was just upgraded three years ago to the tune of \$40,000.00. The bedrooms are of a comfortable size. Off the kitchen eating area is a doorway to the large deck with seating built in and a view of the west yard. The trees welcome all types of birds throughout the year! Wild life like, White Deer, Red Fox make a visit from time to time. There is a shop for all the toys you may want to enjoy. The house of heating is heat efficient with boiler heating. With this type there is heat from corner to corner, not cold spots and very economical. In the hot summer you have air conditioning. The family room sports a wet bar, fire place and large windows making it bright and enjoyable to be there! To round things out, an over size double attached garage gives room for vehicles and mini shop. Great place to call home and have the family enjoy county life at its best!