



433002 Range Road 24
Rural Ponoka County, Alberta

MLS # A2295104



\$949,000

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|------------------|-------------------------------|---------------|------------------|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | Bungalow | | |
| Size: | 0 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 10.01 Acres | | |
| Lot Feat: | Farm, Gentle Sloping, Pasture | | |

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|--------------------|-------------------------------|-------------------|---|
| Heating: | In Floor, Forced Air, Propane | Water: | Well |
| Floors: | Laminate, Marble, Stone | Sewer: | Holding Tank, Open Discharge |
| Roof: | Metal | Near Town: | Rimbey |
| Basement: | None | LLD: | 20-43-2-W5 |
| Exterior: | Composite Siding, Wood Frame | Zoning: | AG |
| Foundation: | ICF Block | Utilities: | Electricity Connected, Propane, Sewer Connected |
| Features: | Closet Organizers | | |

Major Use: Equestrian

Your rustic paradise in the heart of a thriving ranching and rodeo community—where country living meets serious equestrian function. NEW fencing & a massive steel-railed sand arena (135' x 300') awaits you, built for riders who want space, durability & performance. This charming, quality ranch-style bungalow offers 1,700+ sq ft with 2 bedrooms & 2 full baths, enjoys cosy In-floor heat. Inside, you'll find a warm, rustic aesthetic with hemlock doors, stone floor foyer, and an open-concept layout. The chef's kitchen features a large island, quartz countertops, custom cabinetry & a walk-in pantry, flowing into a living room with a cozy gas fireplace. The primary suite is a Top Shelf standout, with a 5-piece ensuite including a unique Copper tub, custom stone shower, and barnwood-style finishes—plus direct access to laundry and a spacious walk-in closet. Outside, it's fully equipped: Attached triple garage with In-floor heat, a 40' x 55 x 16 (14ft door)' Shop with office, 2 pc Bthrm, and an attached 40' x 56' barn with box stalls, all with concrete floor—steps from your Arena & expansive pasture. Just 10 mins to Rimbey & its beautiful AG Facility for indoor riding, this is turnkey country living is built for the equestrian lifestyle.