



**GRASSROOTS**

REALTY GROUP

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**440046 Blue Sign RR 33  
Rural Ponoka County, Alberta**

**MLS # A2298718**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	10.25 Acres		
<b>Lot Feat:</b>	Farm, Few Trees, Low Maintenance Landscape, Many Trees, Open Lot, Past		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-44-3-W-5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AGR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, See Remarks		

**Inclusions:** -

Here is a great place for those that have a need for horse corrals, fenced area's, large hay barn. Well treed and close to the town of Bluffton and Rimbey. Pavement is only a mile away. Here is a house that has strong bone and need TLC. There is over 1175 Sq. Ft. above grade. With a living room and fire place to start with, your imagination is open to what ever you wish. There is a huge heated shop, a couple of storage sheds and a very large hay barn, just waiting for a new life and family. Here you are in easy access to Edmonton, Red Deer and south to Sylvan lake. Rimbey is just a few miles south with the hospital, churches, schools, commerce and a year full of clubs and events to keep you as busy as wish to be. This property is well treed for that private time as needed. The shop has a metal roof, power, wood burning stove and a toilet and is 23 x 49 with a concrete floor, the Hay and equipment building is 23 x 95 and has a metal roof.