



GRASSROOTS

REALTY GROUP

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20019 Township Road 422
Rural Ponoka County, Alberta

MLS # A2308205

\$799,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,207 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Oversized		
Lot Size:	11.00 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours		

Heating:	Natural Gas, Wall Furnace	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CRHB
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Rarely does an acreage of this caliber come to market. Proudly owned by the same family for over 75 years, this immaculately maintained and extensively upgraded property offers a rare opportunity to own a truly turnkey acreage zoned Country Residential Hobby Farm, and just minutes from Gull Lake and Rimbey with pavement right to the driveway. Pride of ownership is evident throughout every aspect of the home, yard, and outbuildings. The beautifully maintained 1961 bungalow is warm, welcoming, and exceptionally cared for, featuring 3 spacious bedrooms, a bright and cheerful living room filled with natural light from large windows, a well-appointed 4-piece bathroom, and a mudroom with a sink connecting to the attached garage through the newly renovated breezeway completed in 2024. A new covered deck was also added, creating the perfect space to relax and enjoy the peaceful country views. The fully developed lower level offers excellent additional living space including a large family room, office, cold storage room, an additional bathroom, and laundry hookups. Extensive recent upgrades to the home include new siding, windows, shingles, high-efficiency forced-air furnace, hot water tank, central air conditioning, new breezeway, and new garage doors, making this property truly move-in ready. Outside, the property is nothing short of spectacular with meticulously maintained landscaping that includes mature trees, fruit trees, manicured lawns, garden, and a greenhouse complete with nearby water access. The property is fully fenced with newer 5-strand barbed wire fencing and upgraded posts. Additional outdoor features include two RV hookups with 220 power, a fire pit area with both water and electrical service, numerous water stations and electrical outlets throughout the property, and a backup Generic generator system with its own housing installed in

2022. The impressive 40' x 48' Quonset is built on poured concrete footings with a steel frame and metal-clad exterior and includes 220 power along with a newer 14' remote-operated overhead door making it ideal for equipment storage, workshop space, or hobby use. The renovated barn is truly a standout feature of the property. The original 32' x 40' barn has undergone extensive interior and exterior renovations, including the addition of heater, and has been expanded with a 20' x 40' heated (note the main barn is also heated with an overhead heater) addition featuring a kitchen, bathroom, wash bay, and on-demand hot water system. Previously used to host events, the upper loft could be used as a dance floor , the entertaining space, offers endless possibilities. This exceptional acreage combines character, functionality, and meticulous upkeep in an unbeatable location near Gull Lake and Rimbey.