



5, 431068 Range Road 13  
Rural Ponoka County, Alberta

MLS # A2316856



**\$475,000**

<b>Division:</b>	Rimbey Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Single Garage Detached		
<b>Lot Size:</b>	3.33 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Private, See Ren		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-43-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WATER DISPENSER, SHEDS (2), WATER SOFTENER

FULLY DEVELOPED 5 BEDROOM, 2 BATHROOM 2-STOREY WITH OVER 2,358 SQ. FT. ~ 3.33 ACRES IN RIMBEY RIDGE ~ SURROUNDED BY MATURE TREES ~ WALKOUT BASEMENT ~ Open concept main floor layout offers a feeling of spaciousness ~ The living room has large windows that fill the space with natural light and overlook the treed yard, plus a garden door with access to the deck ~ Easily host large gatherings in the spacious dining room ~ The kitchen offers a functional layout with plenty of dark stained cabinets accented with crown moulding and under cabinet lighting, tons of granite counter space including an eating bar, full tile backsplash, and a window above the sink ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, offers a spacious walk-in closet and a 3 piece ensuite with a walk-in shower ~ Den/flex space is just off the main living area and next to the second main floor bedroom ~ The fully developed lower level offers 3 generous size bedrooms, a 4 piece bathroom, laundry, ample storage space throughout and a family room with walkout access to the sunroom, deck, patio and backyard ~ 24' L x 16' W shop with a wood burning stove ~ The property is landscaped, has garden beds with mature shrubs and perennials, plenty of grassy yard space and is surrounded by mature trees that offer shade and privacy ~ Easy access to Parkland Beach and Gull Lake (boat launch and recreation area) and the town of Rimbey with all amenities.