



430006, Range Road
Rural Ponoka County, Alberta

MLS # A2327150

\$485,000



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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 999 sq.ft. | Age: | 1951 (75 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 20.65 Acres | | |
| Lot Feat: | Irregular Lot, Landscaped, Many Trees, Wooded | | |

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|--------------------|--------------------------|-------------------|----------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Hardwood | Sewer: | Open Discharge |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 3-43-23-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Wood Windows | | |

Inclusions: N/A

Affordable acreage on 20.65 acres with an attached garage in a fantastic Central Alberta location! Situated just east of Ponoka on Highway 53, this property offers the perfect opportunity to enjoy country living. The bungalow features three bedrooms, hardwood flooring, a functional country kitchen, and a comfortable living room with patio doors leading to the deck, where you can relax and take in the peaceful views of the yard. The attached 26' x 28' garage provides plenty of space for parking, storage, or projects. The 20.65-acre parcel offers an excellent mix of open space and mature trees, complete with walking trails to explore and enjoy. Approximately 6 acres are currently in crop, providing rental income potential or the opportunity to establish a hobby farm, or additional pasture. A unique bonus is the charming rustic cabin tucked away on the property. With some TLC, it could become your own private retreat, highlighted by its beautiful stone fireplace and secluded setting. Can be purchased with adjacent 22 additional acres, see MLS #A2327033.