



434033 Range Road 32
Rural Ponoka County, Alberta

MLS # A2327393



\$1,399,900

Division:	NONE		
Cur. Use:	Cattle, Horses		
Style:	1 and Half Storey		
Size:	1,709 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	63.18 Acres		
Lot Feat:	Farm		

Heating:	Baseboard, Electric, Wood, Wood Stove	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Metal	Near Town:	Bluffton
Basement:	None	LLD:	26-43-3-W5
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Connected, Satellite Internet, Sewer Connected
Features:	-		

Major Use: Equestrian

Set on 63+ acres in Rural Ponoka County, this well-equipped equestrian property offers space, functionality and a peaceful country setting. The 2023 built 1½-storey ranch-style home features 1709 SF of rustic charm, including 3 bedrooms, 2 bathrooms, laminate flooring, warm hickory cabinetry, wood burning fireplace, main-floor laundry and a huge wraparound deck that provides plenty of space to relax and take in the surrounding countryside. The property is thoughtfully set up for horse owners, featuring a 100' x 150' riding arena with a 100' x 110' indoor arena and a 100' x 40 barn complete with a tack room, six tie stalls and three box stalls. A 120-foot round riding pen provides additional training space, while the fenced and cross-fenced acreage offers flexibility for horses, livestock and a variety of agricultural uses. With over 63 acres, extensive equestrian infrastructure and a comfortable country home, this property presents an excellent opportunity to enjoy rural living with room to work, ride and grow.