



GRASSROOTS
REALTY GROUP

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420035 Range Road 32
Rural Ponoka County, Alberta

MLS # A2332597



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,894 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	40.00 Acres		
Lot Feat:	Back Yard, Farm, Garden, Irregular Lot, Lawn, Many Trees, Native Plants, No		

Heating:	Boiler, In Floor, Natural Gas, Wood, Wood Stove
Floors:	Ceramic Tile, Hardwood
Roof:	Pine Shake
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Preserved Wood
Features:	Kitchen Island, Pantry, Storage

Water:	Private, Spring
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	2-42-3-W5
Zoning:	CR
Utilities:	-

Inclusions: None

Peace and quite, room to Roam and still close to town describe this 40 acre hobby farm, the property has a nice mix of trees and open pasture with a nice barn/shop, making it ideal for some 4 legged friends. The spacious family home has a nice open kitchen/ living area with a cozy airtight woodstove, there is another family room, office and 3 bedrooms rounding out the main floor. Basement is a walkout with some development in place. The property is very private and surrounded by farmland and has 2 natural springs for a great water supply , 10 minutes to Rimbey and almost 40 acres makes this an acerage worth seeing.