



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45040 421A Township
Rural Ponoka County, Alberta

MLS # A2333081



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,200 sq.ft.	Age:	1982 (44 yrs old)
Beds:	9	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Carport, Heated Garage, Quad or More Attached, Workshop		
Lot Size:	79.50 Acres		
Lot Feat:	Back Yard, Farm, Gazebo, No Neighbours Behind, Pasture, Rectangular Lot,		

Heating: Boiler, Fireplace(s), Natural Gas

Floors: Ceramic Tile, Laminate, Vinyl

Roof: Metal

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry

Water: Well

Sewer: Open Discharge, Septic Field, Septic Tank

Condo Fee: -

LLD: 7-42-4-W5

Zoning: AG

Utilities: -

Inclusions: Fridge X2 Stove x 2 dishwasher x 2 washer and dryer x2 , Hood fan x2, 2 person hot tub, fire pit window coverings, central vacuum, crane and generator

This is altogether a beautiful 80 acre property in the quiet countryside. Come enjoy the privacy, the glorious sunrises and sunsets, the fresh air and nature. Beautiful country living is made available only 20 mins from amenities. The amazing main family home has lots of natural light, and has the benefit of being a bungalow. It has 4 bedrooms and 2 full bathrooms and a powder room with many exquisite features and wow factors for your enjoyment. The other living space is a 4 bedroom full Legal suite built on top of a heated, oversized (3500 sqft) shop. The Legal suite above the shop is its own home in itself. its perfect for guests, parents or other live in family, rental income or an AirBnB. The fantastic shop has two power doors and is 14 feet in height and 20 feet in width with a back door, 12 feet by 12 feet. The shop comes with a crane, and its private bathroom. The 80 acres already has many fenced pastures, a barn, outside shelters and outside waterers, and a mature treed shelter belt. This provides a possible income for leasing pasture for cows, horses, sheep and goats. Enjoy warm summer nights with family and friends on the porch or cuddle up in front of either a wood burning or gas fireplace (the choice is yours here) on a cool winter evening. Living the dream is the best way to describe this opportunity.