



GRASSROOTS
REALTY GROUP

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20-422033 Range Road 24
Rural Ponoka County, Alberta

MLS # A2335426



\$770,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,715 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Carport, Double Garage Attached, Driveway		
Lot Size:	2.77 Acres		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Gentle Sloping, Landscaping		

Heating: In Floor, Forced Air, Natural Gas, Wood Stove

Water: Private, Well

Floors: Carpet, Laminate, Vinyl Plank

Sewer: Private Sewer, Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 16-42-2-W5

Exterior: Vinyl Siding

Zoning: CR

Foundation: Poured Concrete

Utilities: High Speed Internet

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher, Induction Stove Top, Convection Oven, Microwave Hood Fan, Kitchen Fridge, Telus Security System (free and clear), Water Filtration System, Sump Pump, Pool Table, Satellite Dish, Wood Stove, Central A/C, Bathroom Mirrors x 4, 3 x Kitchen Bar Stools, Garage Heater, Garage Door Opener w. Remote(s), Polaron Solar Power System, Washer, Dryer, Seacan (powered), Garden Shed, White Shed, Raised Garden Beds, Tarped Carport, Green House, Dog Run, Gazebo

Designed for longterm living and your family's future in mind, enjoy peace and quiet only 3 minutes from Rimbey! This Abbey Platinum Master Built bungalow with walkout basement boasts well designed craftsmanship inside and out. Featuring breathtaking views to the west and year round solar power efficiencies, this is a rare find at River's Edge you will not want to wait on! The private driveway ideally situates the home on peacefully serene hilltop views, taking advantage of sunrises on the front porch and sunsets on walk out patio and upper deck. The landscaped grounds with treed privacy and no neighbours behind set the tone of this picturesque setting that just must be experienced in person. Step onto the front covered porch entry, and as you take inside the open concept living space, notice modern trim and triple pane windows offering ample natural lighting. Captivating views, main level living and extra wide hallways make this a home you can enjoy for years to come. With plenty of storage, induction cook top and convection oven, easily entertain around the elongated breakfast bar in the open concept kitchen. Tall ceilings and durable flooring continue seamlessly into the dining and living space. The main bathroom with soaker tub and modern touches is ideally located next to the spare bedroom while the primary bedroom boasts luxurious privacy, walk in closet and 5 piece ensuite. Downstairs, the flexible space creates the very best blends of cozy fireplace lounging and recreation space. Two more bedrooms with spa-like Jack and Jill bathroom, office nook and ample storage complete the lower level. Energy efficiencies include Polaron Solar Power System you can supply back to the grid while still connected to pole power as backup, above ground spray foam insulation throughout and LED lighting inside and out. The powered seacan features

extra storage and insulated workshop. There are two powered parking pads an RV service hookup as well! The large greenhouse, raised garden beds and cold room storage offer your green thumb delightful convenience delight. Bring the animals! On 2+ acres with country style perimeter pole fencing and spacious dog run, this acreage is one that can be enjoyed by the whole family for years to come!