



GRASSROOTS
REALTY GROUP

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425016 Range Road 10
Rural Ponoka County, Alberta

MLS # A2339683



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,204 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Quad or More Attached		
Lot Size:	5.00 Acres		
Lot Feat:	Many Trees		

Heating: In Floor, Natural Gas

Water: Well

Floors: Tile

Sewer: Open Discharge, Septic Tank

Roof: Metal

Condo Fee: -

Basement: None

LLD: -

Exterior: Stucco

Zoning: AG

Foundation: None

Utilities: -

Features: Open Floorplan

Inclusions: na

Private, well-treed 5-acre property located on pavement near Gull Lake! This unique shop-house offers convenient main-floor living, with the home built on a slab and directly attached to a spacious shop. The living area features three bedrooms and two bathrooms, with one bedroom that could easily be converted into a home office. The property also has a newer septic tank. The attached shop provides excellent space for vehicles, equipment, hobbies or a home-based business, featuring a 12-foot ceiling and 9-foot overhead Sunshine door. A double detached garage offers additional storage and has the potential to be converted into a triple garage. Surrounded by mature trees, this peaceful acreage provides plenty of privacy while remaining easily accessible. Enjoy country living close to Gull Lake, approximately 15 minutes from Rimbey and 21 minutes from Ponoka. A great opportunity for anyone looking for privacy, convenience, main-floor living, and exceptional shop and garage space! Excellent proximity with 47 minutes from Red Deer, 57 Minutes from Edmonton International Airport, & 5 Minutes from a boat launch.