



GRASSROOTS
REALTY GROUP

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443044 Range Road 43
Rural Ponoka County, Alberta

MLS # A2346174

\$579,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	832 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	22.82 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	21-44-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Block, Wood	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: Refrigerator, Stove, Dishwasher, Washer/dryer, Window Coverings

Set on 22 acres, this private country property offers a great combination of mature trees, open spaces and plenty of room for animals, gardens, recreation and storage. The mix of wooded areas and clearings creates a sheltered, peaceful setting with lots of opportunity for someone looking to enjoy a more self-sufficient rural lifestyle. The 864 sq. ft. bi-level home features a unique and functional layout with four bedrooms and one bathroom on the upper level, while the kitchen, dining and living areas are located on the lower level. The home underwent significant renovations in approximately 2010, including updated kitchen cabinetry, granite countertops, laminate flooring and an updated bathroom. Its modest footprint provides manageable living space while still accommodating four bedrooms. The acreage itself is where this property really stands out. The 22 acres provide a balance of mature bush and open areas, offering privacy while still leaving usable space for animals, gardening and outdoor activities. Existing improvements include three open-faced storage sheds plus two smaller sheds, providing useful space for equipment, firewood, tools and recreational items. For buyers interested in country living or a small hobby farm, much of the infrastructure is already here. The property includes a large fenced garden, chicken coop, dog kennel and rabbit hutch, making it well suited to gardening, raising small animals or developing a more extensive homestead setup.