



GRASSROOTS
REALTY GROUP

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432046 12 Range
Rural Ponoka County, Alberta

MLS # A2346709



\$730,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,375 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	5.98 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Slo		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-43-1-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: none

Set on 5.98 acres in a quiet Central Alberta setting, this property offers the kind of acreage lifestyle buyers are hoping to find. Beautiful views, a pond with a bridge, fenced and cross-fenced land, and a peaceful dead-end-road location create a setting that feels private without being disconnected. Add an oversized attached garage with in-floor heat, a five-bedroom bungalow, and a large 18' x 55' Quonset that will be fully enclosed before sale, and the property becomes every bit as practical as it is scenic. All of this is just 8 minutes from Crestomere School, 15 minutes from Rimbey and 20 minutes from Ponoka. provides plenty of room for coats, boots and acreage gear before opening into the main living areas. The kitchen features shaker-style cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, a gas range, pantry and generous counter space. Just off the kitchen, the dining area includes a built-in coffee and serving station with additional cabinetry and glass-front uppers. Large windows bring in plenty of natural light and acreage views, while the nearby east-facing deck is perfect for morning coffee and sunrise views. The living room offers plenty of space to gather, with a fireplace framed by a custom wood feature wall and built-in shelving, plus a large bay window overlooking the property. The kitchen, dining and living areas flow together naturally while still giving each space its own purpose. The main floor offers three bedrooms and a 4-piece bathroom, including a primary suite with a 3-piece ensuite. Downstairs are two additional bedrooms, a 3-piece bathroom with in-floor heat, and a spacious family room with a second fireplace. Updated flooring and lighting carry throughout the home, and central air conditioning adds summer comfort. Outside, this acreage is made to be enjoyed. Apple and cherry trees, raspberries and a garden add a

touch of homestead living, while the firepit, tree fort and yard lighting create inviting spaces to relax, entertain and explore. The east-facing deck is equipped with a gas line for barbecuing, and two sheds provide extra storage. A chlorinated water treatment system, heated garage, finished living spaces and substantial Quonset round out a property that blends comfort, space and country living