



GRASSROOTS
REALTY GROUP

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433049 Range Road 274
Rural Ponoka County, Alberta

MLS # A2347514



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,410 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	6.03 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Level, No Neighbours Behind, Pasture, S		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-43-27-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: all appliances, all window coverings, garage shop remote, all outbuildings, water softener

PRIVACY AND COMFORT are exuded in this lovely acreage located 5 minutes from Crestomere, 20 minutes to Ponoka or 25 minutes to Rimbey! This 1,410sqft bungalow is surrounded by AG land, so rest assured your days will be spent enjoying the peace and serenity that comes with life in the country! Ample mature hedges and trees give the home a feeling of seclusion and privacy. This 1970 built bungalow is fully finished and features fresh paint throughout and laminate flooring upstairs. All vinyl windows, sunken living room with views to the west, large kitchen and main floor laundry. 3 bedrooms and 1.5 baths up, the primary bedroom featuring dual closets and a half bath ensuite! The fully finished basement offers a large rec room, media room, and another half bath. Attached to the home is a large double garage, and to the south is a massive 35' W x 60' L canvas shop (w/ power) with oversized door! Directly behind the house is a greenhouse and space for a garden plot. There is an additional electrical panel and septic hookup which could be used for an RV or mobile / modular. There are corrals fenced on the property, with numerous other outbuildings including a chicken coop with run, a shed converted into a bunkie, livestock shed, hay shed, grain shed and lean-to and storage shed. Small pasture land fenced to the south, as well as a small seasonal wetland / pond to the east boundary. Just move in and enjoy the acreage life, at a price that gives you flexibility to upgrade the home, or continue to build your country dream!