

\$1,825,000 - 32022 Township Road 440, Rural Ponoka County

MLS® #A2159926

\$1,825,000

6 Bedroom, 3.00 Bathroom, 3,207 sqft
Agri-Business on 155.60 Acres

NONE, Rural Ponoka County, Alberta

Nestled just north of Rimbey lies 155+ acres of land that offers something for everyone! Featuring a spectacular custom-built log house, massive shop, farmland, livestock set up, mature trees, outbuildings and meticulous yard. At the heart of this amazing property is the 2002, six bedroom, three-bathroom custom-built log home! The manicured yard and covered front entrance draw you into the expansive living area. Upon entering you are greeted by a spacious floorplan, flooded with natural light and soaring ceiling that showcases the 22 ft floor to ceiling cultured stone, 2-sided wood burning fireplace complete with warming oven. This custom fireplace adds a touch of grandeur but also efficiently warms and circulates heat. The kitchen in this remarkable home is equipped with stainless appliances (including 5 burner gas stove) knotty pine cabinets, complete with a pots and pans drawer, island and a convenient pantry. The designated dining room leads to a covered rear deck, perfect for entertaining or relaxing equipped with glass panels for unobstructed views of the serene surroundings. The primary bedroom is a relaxing sanctuary with impressive walk-in closet and relaxing 5pc ensuite including corner soaker tub, separate shower and dual sinks. An additional bedroom, 4pc bathroom and spacious back entrance completes the main level. The upper level of the home



introduces a tv room / sitting area featuring custom log railing overlooking the living room. Two bedrooms - one of which doubles as an office space with custom built-in shelving, desk, and table could be easily converted back to a bedroom. Each bedroom offers vaulted ceilings and extra storage. The basement is an entertainment hub with a wood-burning stove, spacious areas for gathering, a bedroom, four-piece bathroom, laundry room, a separate cold-room and additional room ideal for extra storage, exercise, craft or extra bedroom. Beyond the comforts of the main residence, the property boasts a massive 4836 sq ft shop. This versatile space is divided into separate work areas, including a 1512 sq ft insulated shop side, parts room, mezzanine, and 3216 sq ft uninsulated pole shed with raised storage platform, and two 18'x20' overhead doors, 220V and is plumbed for in-floor heat. A massive lean-to with access door to shop and built in shelving creates the perfect place for equipment and additional storage. The 2-story hipped roof shed offers the perfect space for additional storage or could easily be converted to a "hang out" space. Other exceptional features of this property include custom outhouse, firepit, raised garden boxes, meticulous landscaping and set up for livestock - this property truly appeals to a broad range of uses and interests.

Built in 2002

Essential Information

MLS® #	A2159926
Price	\$1,825,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,207
Acres	155.60

Year Built	2002
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	32022 Township Road 440
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

Amenities

Utilities	Cable Not Available, Electricity Connected, Phone Connected, Propane, Sewer Connected, Water Connected
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Natural Woodwork, Storage, High Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Washer, Gas Dryer, Gas Stove
Heating	Fireplace(s), Baseboard, Boiler, Propane
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed, Farm
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Days on Market	208
Zoning	AG

Listing Details

Listing Office

RE/MAX real estate central alberta

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