# \$599,000 - 434045 Range Road 30 Range, Rural Ponoka County

MLS® #A2197278

## \$599,000

4 Bedroom, 2.00 Bathroom, 1,184 sqft Residential on 5.24 Acres

NONE, Rural Ponoka County, Alberta

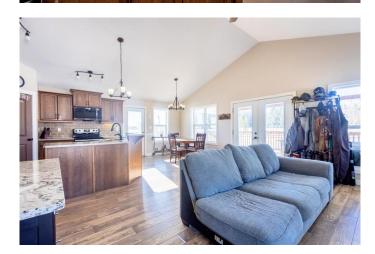
Situated on 5.24 acres, this beautifully designed acreage offers the perfect balance of rural charm and modern convenience. Ideal for horse lovers or anyone seeking a peaceful country lifestyle, this property is just one minute from the highway, providing easy access while maintaining a quiet and private setting.

The bright, open-concept bungalow welcomes you with large windows that fill the space with natural light. A cozy living room fireplace adds warmth and ambiance, making it the perfect place to relax. The kitchen features a corner pantry, ample storage, and an ideal layout for entertaining. The main floor boasts two spacious bedrooms, while the fully developed basement offers two additional oversized bedrooms, ensuring plenty of space for family or guests. Each level includes a full bathroom, making daily living convenient. The lower level also features in-floor heating, a large family room with bright windows, and plenty of room for recreation or entertainment. With air conditioning and a water filtration system, comfort and quality are prioritized throughout the home.

Step outside to enjoy the large covered porch facing southwest, the perfect spot to take in stunning sunsets and peaceful countryside views. The acreage is fully cross-fenced for







animals and features a water line to the round corral, making it ideal for livestock or equestrian enthusiasts. Additional highlights include RV parking with dual 220V plug-ins and multiple 110V outlets, providing excellent accommodations for guests or additional workspace.

A feature of this property is the 20' x 42' bio dome, equipped with its own electrical panel, two 220V plug-ins, and numerous 110V outlets. Whether you envision it as a workspace, hobby area, or year-round gardening space, this structure offers endless possibilities.

Located just 10 minutes from Rimbey, this property provides easy access to local amenities while allowing you to enjoy the tranquility of country living. With its thoughtful design, modern comforts, and incredible outdoor features, this acreage is truly a rare find.

Built in 2012

#### **Essential Information**

MLS® # A2197278 Price \$599,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,184 Acres 5.24

Year Built 2012

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 434045 Range Road 30 Range

Subdivision NONE

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 0M0

#### **Amenities**

Parking RV Access/Parking

## Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Washer, Water Softener, Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Lighting, Other
Lot Description Landscaped, Lawn, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 53
Zoning AG

# **Listing Details**

Listing Office The E Group Real Estate

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