

# \$449,900 - 443034 Rr 40, Rural Ponoka County

MLS® #A2215690

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 12.60 Acres

NONE, Rural Ponoka County, Alberta

This 12.6 Acre property is Zoned Agriculture and has stunning views to the south. With a wonderful blend of mature trees and open pasture it is ready for you to enjoy the country life. Completely fenced and cross fenced with 6-paddocks, and 2 livestock waterers makes it ready to use for livestock or horses. The original 1930 home was renovated in 1969 giving it an effective age of 1959. Hot water tank and furnace are both newer with many of the windows upgraded. The vinyl siding is relatively new and a metal roof means low maintenance. The home is country style and very functional with a nice sized kitchen, dining area and a large living room. There are 3 bedrooms and one full bathroom on the main level as well. Downstairs you will find a large cozy family room with a wood stove, another bedroom, a great office space and another full bathroom. Outside in the mature yard there is a wonderful firepit area, many trees, a garden space and many outbuildings. The shop is 24x48 and has a pit for those who like to work on their own vehicles. It is currently heated with a wood stove but there is gas, power and water to the shop and it is ready for you to make your improvements and make it your own. A little work and some TLC and this property would really shine while you enjoy the country life out West and some beautiful views. Only 20 minutes from Rimbey and only 1 mile off pavement makes it an easy commute. Less than an hour to Red Deer!



Built in 1959

### Essential Information

MLS® #	A2215690
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	12.60
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	443034 Rr 40
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### Amenities

Utilities	Natural Gas Connected, Electricity Available
Parking	None

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Garden, Gentle Sloping, Lawn, Many Trees, No Neighbours Behind,

	Treed, Views, Native Plants, Pasture, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	3
Zoning	Agriculture

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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