

443034 RR 40
Rural Ponoka County, Alberta

MLS # A2215690



\$449,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,192 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | None | | |
| Lot Size: | 12.60 Acres | | |
| Lot Feat: | Garden, Gentle Sloping, Lawn, Many Trees, Native Plants, No Neighbours Be | | |

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| Heating: | Forced Air, Natural Gas, Wood, Wood Stove | Water: | Well |
| Floors: | Ceramic Tile, Laminate, Linoleum | Sewer: | Open Discharge |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 24-44-4-W5 |
| Exterior: | Vinyl Siding | Zoning: | Agriculture |
| Foundation: | Block | Utilities: | Electricity, Natural Gas Connected |
| Features: | See Remarks | | |

Inclusions: see remarks

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!