

442054 Range Road 30
Rural Ponoka County, Alberta

MLS # A2224562



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,421 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	9.56 Acres		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Refrigerator, Stove, Washer, Dryer, Dishwasher (as Is)

Just five minutes outside the charming town of Bluffton lies this peaceful and private 9.56-acre property, offering a wonderful opportunity for country living. Situated on the land is a 1,421 square foot bungalow with a spacious living room addition featuring leather plank flooring, abundant natural light from numerous windows, and a pellet stove for added warmth. The main level includes three bedrooms, a white-painted kitchen, a dining area, and a 3-piece bathroom. The full basement is mostly undeveloped except for a 3 piece bath including a laundry area and storage room. An attached two-car garage adds convenience. The fully fenced yard includes a mix of lawn and mature trees, providing space and privacy. The property is fully fenced with a gate and is equipped with two wells, a septic tank and field, and a diesel-fueled furnace—ready for comfortable year-round living in a serene rural setting. Hot water tank was new in 2016.