

441022 RR#43
Rural Ponoka County, Alberta

MLS # A2232631



\$425,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,088 sq.ft.	Age:	1986 (39 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	17.99 Acres		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Washer & Dryer

17+ acres of privacy with a fantastic horse set-up located northwest of Rimbey! This beautiful property offers a peaceful and practical rural lifestyle, whether you're an equine enthusiast, hobby farmer, or simply looking for space and seclusion. A long, private driveway leads you back into a quiet and sheltered yard, well set up for livestock with an extensive pipe pen system that includes a 120' x 140' riding arena with calf-roping lane, 3 automatic waterers and 7 turn out pens. There is water and power in the barn area and a dog kennel with chain link fence as well. The current layout includes 3 automatic waterers, large individual pens with shelters, cross-fencing, and additional pasture space—ideal for horses but easily adaptable for cattle or other animals depending on your needs. The land offers flexibility for various uses, whether you're looking to run animals, expand your hobby farm, or simply enjoy the privacy and space for your personal oasis away from the road. The mobile home on the property features two bedrooms and one bathroom, with a bright, open kitchen, dining, and living room area that flows directly onto the large deck—perfect for enjoying summer barbecues and relaxing outdoors. The home has recently had new decks installed, and the spacious addition provides valuable extra storage space. Affordable country living on a well-equipped acreage of this size is a rare find. With plenty of room to grow, a functional livestock setup, and total privacy, this property offers a great opportunity to live the rural lifestyle you've been dreaming of.