

31064 Highway 53
Rural Ponoka County, Alberta

MLS # A2133008



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,697 sq.ft.	Age:	1933 (91 yrs old)
Beds:	4	Baths:	1
Garage:	None		
Lot Size:	4.62 Acres		
Lot Feat:	Front Yard, Pasture, Rectangular Lot, See Remarks		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Carpet, Linoleum, Wood

Sewer: Open Discharge

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 26-42-3-W5

Exterior: Wood Frame, Wood Siding

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: n/a

Welcome to your slice of rural paradise! Nestled on 4.6 acres of serene land adorned with towering spruce trees and native poplar, this property offers a tranquil escape from the hustle and bustle of city life. If you've been yearning for country living, look no further! Spread out on 4.6 acres of picturesque land, providing ample space for your dream projects and outdoor activities. The property boasts a mature yard adorned with majestic spruce trees and native poplar, creating a peaceful and private ambiance. With a spacious yard, envision building your dream garage, cultivating a thriving garden, or even raising your own chickens in a charming hen house. Embrace the nostalgia of yesteryears with a 1697 square foot home built in 1933. Whether you prefer to preserve its timeless charm or embark on a modern renovation, the choice is yours. The main level features a generously-sized kitchen and family room, two cozy bedrooms, a convenient 4-piece bathroom, and a mudroom off the front door for added functionality. Ascend to the upper level, where you'll find two more spacious bedrooms and a versatile hallway/landing awaiting your personal touch. The basement currently shows signs of age and requires support or relocation onto a new foundation, it may present an opportunity to customize and expand with a new foundation. Conveniently situated just 5 minutes west of Rimbey, this property offers the best of both worlds—secluded country living with the conveniences of town amenities within easy reach. Enjoy the tranquility of rural life while still being close to schools, shops, and recreational facilities. Don't miss this rare opportunity to create your own country retreat. Whether you're drawn to the charm of the existing home or eager to unleash your creativity with a modern makeover, this property holds endless possibilities.