

443049 Range Road 40  
Rural Ponoka County, Alberta

MLS # A2150107



## \$695,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	8.15 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Pasture, Sloped, Views		

**Heating:** Boiler, High Efficiency, In Floor Roughed-In

**Water:** Well

**Floors:** Concrete, Laminate

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 19-44-3-W5

**Exterior:** ICFs (Insulated Concrete Forms)

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

**Inclusions:** Greenhouse, Some of the Sheds and Dog Kennels, Contact for more information

Nestled on 8.15 acres with a panoramic view to the west, this property offers numerous possibilities! Whether you are looking for a home with enough space to raise a large family, multi-generational living, or a home-based business; this large house is ready to accommodate. Boasting 7 bedrooms and 3 bathrooms, this expansive residence embraces an open-concept layout, with high ceilings, generously sized rooms and inviting living areas. The attached garage amplifies the convenience and functionality found throughout the home. The lower level presents a versatile canvas, with bedrooms already equipped for individual sinks, a large family room and an adjacent area already prepped for an additional full kitchen. Imagine the possibilities for a separate living space, an entertainment area or maybe that home business you've been wanting to do - the groundwork is set, awaiting your personal touch. The well-appointed kitchen stands as a culinary haven, featuring an island, large fridge, abundant storage within numerous cupboards and deep drawers, a pantry, and a dedicated baker's counter - perfect for catering to gatherings both large and intimate. Adding to the value of the property, a 40' x 60' shop equipped with a 2pc bathroom, storage/office space, and 220-wiring, two overhead doors (14' x 20' & 8' x 18') allows for a variety of potential uses. There is plenty of parking and space for gardens as well as being fenced for animals for those looking to be more self-sufficient. Situated in a welcoming rural community northwest of Rimbey, this property embodies the essence of peaceful functional living. Embrace the freedom of expansive, usable land ideal for self-sufficiency or simply relish in all that acreage living in a quiet countryside can offer.