

10, 433020 Range Road 31
Rural Ponoka County, Alberta

MLS # A2236203



\$499,900

Division:	Viewmar Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Worksh		
Lot Size:	2.31 Acres		
Lot Feat:	Garden, Landscaped, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-43-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	3
Foundation:	Other	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: air compressor, wood shed

Welcome to your own little slice of country paradise! This charming 2017 modular home sits on 2.31 acres of peaceful Ponoka County land—no neighbors peering over the fence, just you, the open skies, and a whole lot of space. With 1,600 sq ft of relaxed living space, this home is designed for comfort. The open-concept layout features vaulted ceilings, big windows, and all the natural light you could ever need to brighten your day. Whether you're whipping up a meal in the kitchen, hanging out in the living room, or just lounging on the massive deck (front and back!), you'll be living the good life. Need a workspace or have some hobbies? No problem! There's a huge shop for all your tools, toys, or whatever you want to call it. And don't forget the greenhouse—you'll be harvesting fresh veggies, or at least pretending to. Bonus: You'll have free fibre optic internet, so go ahead and binge-watch that series you've been putting off. Privacy, space, and just the right amount of charm—this property checks all the boxes. Plus, you're just 12 minutes from Rimbey, 36 minutes from Ponoka, and a hop, skip, and a jump from Gull Lake and the race track. If you're a family, first-time buyer, or just someone who likes a good shop and even better privacy, this is your new home.