415045 Range Road 30
Rural Ponoka County, Alberta

MLS # A2240953

$739,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,267 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Pasture, Private,		

Heating:	In Floor, Forced Air	**Water:**	Well
Floors:	Hardwood, Tile	**Sewer:**	Holding Tank, Open Discharge
Roof:	Metal	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	31-41-2-W5
Exterior:	ICFs (Insulated Concrete Forms), Stucco	**Zoning:**	1
Foundation:	ICF Block	**Utilities:**	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Central Vacuum, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Opener & Remotes, Security Cameras, Alarm System, Central Vac & Attachments, Shed.

Enjoy peaceful country living just 10 minutes south of Rimbey on this beautifully maintained 10-acre property, fully fenced and cross-fenced for horses. This charming 4-bedroom, 2-bath bungalow features an open-concept main floor with a cozy wood-burning stove, walnut hardwood and tile floors with in-floor heat, a gas range, corner pantry, and breakfast bar. The primary bedroom includes double closets and a cheater door to a 4-piece bath, while the second bedroom can easily serve as an office. The main floor is roughed in for laundry. The fully developed ICF block basement offers a warm and inviting family room with epoxy riverstone flooring and in-floor heat, two additional bedrooms, and a 3-piece bath. A 2024 Navien on-demand hot water system, alarm and security system add modern convenience. The oversized double detached garage is in-floor heated and finished — perfect as a workshop or man cave — complete with a toilet and roughed-in plumbing for a sink. Enjoy serene views of mature trees and a tranquil water feature from the deck. This property truly offers a turn-key acreage lifestyle with functionality and beauty combined.