

# \$899,900 - 432046 Rr#40, Rural Ponoka County

MLS® #A2223963

**\$899,900**

4 Bedroom, 2.00 Bathroom, 1,439 sqft

Residential on 68.71 Acres

NONE, Rural Ponoka County, Alberta

Welcome to your private paradise! 68+ acres of natural beauty nestled just off the pavement northwest of Rimbey. This incredible property offers a rare combination of peace, privacy, and practicality, featuring a 1,400 sq ft walk-out bungalow, 40'™ x 60'™ shop, and a scenic yard site surrounded by mature trees.

A long, picturesque driveway leads you into a beautifully sheltered yard, complete with open spaces, a large garden plot, and a tranquil pond. The walk-out bungalow is fully finished on the main floor and offers endless potential on the ground level. Whether you're dreaming of a spacious recreation room or more bedrooms, the lower level is a blank canvas ready for your vision.

The main floor boasts a functional layout, with a large kitchen island, walk-in pantry, and convenient main-floor laundry—perfect for acreage living. The living room features floor-to-ceiling windows that frame your private landscape, while the expansive deck is ideal for entertaining, barbecuing, or simply enjoying the peace and quiet.

Outside, the massive 40'™ x 60'™ shop comes equipped with a 14'™ overhead door and mezzanine storage, ideal for any hobbyist, mechanic, or business owner needing serious space.

This property has an abundance of good, soft water and if you want to live in the country and work from home, it has excellent internet available. If you're looking to embrace the



rural lifestyle without sacrificing comfort, this is your opportunity. With pavement access, privacy, and plenty of potential, this unique acreage won't last long.

Built in 1999

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2223963                         |
| Price          | \$899,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,439                            |
| Acres          | 68.71                            |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 432046 Rr#40        |
| Subdivision | NONE                |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C 0M0             |

**Amenities**

|              |                                              |
|--------------|----------------------------------------------|
| Parking      | Parking Pad, Triple Garage Detached, Carport |
| # of Garages | 4                                            |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                         |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Wood Stove, Wood              |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |

|                 |                                                |
|-----------------|------------------------------------------------|
| # of Fireplaces | 2                                              |
| Fireplaces      | Gas, Living Room, Basement, Wood Burning Stove |
| Has Basement    | Yes                                            |
| Basement        | Full, Unfinished                               |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description   | Garden                                  |
| Roof              | Asphalt Shingle                         |
| Construction      | ICFs (Insulated Concrete Forms)         |
| Foundation        | ICF Block                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 73             |
| Zoning         | AG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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