

# \$450,000 - 445026 Range Road 43, Rural Ponoka County

MLS® #A2248565

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,517 sqft

Residential on 6.79 Acres

NONE, Rural Ponoka County, Alberta

Discover the perfect blend of privacy, comfort, and rural charm on this beautifully maintained 6.79-acre property in the desirable Hoadley area. Nestled behind a natural treeline for privacy, this acreage offers the ideal setting for your country lifestyle dreams.

The 2015 mobile home is bright, spacious, and thoughtfully designed. The large primary bedroom features its own private ensuite, while two additional well-sized bedrooms and a second 4-piece bath provide comfortable accommodations for family or guests. The open living area flows seamlessly to a large deck—perfect for summer barbecues, morning coffee, or simply taking in the peaceful surroundings. If you have a green thumb, you’ll appreciate the abundant flower beds, well-tended garden spaces, and a bounty of raspberry bushes. There’s also ample room for horses, complete with a shelter, waterer, and corral system ready for your equine friends.

Behind the home, mature bushland creates a serene natural backdrop and enhances the feeling of seclusion, while still keeping you close to the amenities of nearby communities. Whether you’re looking for a hobby farm, a private retreat, or a family acreage, this property delivers the sweet country life you’ve been searching for. This property is also conveniently located close to crown land for the avid hunters or hikers, and just a short drive to many local lakes for a great day of fishing, boating or swimming. Come enjoy



an abundance of country life here in Ponoka County.

Built in 2015

### **Essential Information**

MLS® #	A2248565
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,517
Acres	6.79
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	445026 Range Road 43
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### **Amenities**

Utilities	Electricity Connected, Phone Available, Propane
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Garden
Lot Description	Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Wood

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	28
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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