

\$508,000 - 434043, Range Road 25, Rural Ponoka County

MLS® #A2260979

\$508,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Residential on 13.94 Acres

NONE, Rural Ponoka County, Alberta

Welcome to freedoms of country living! With incredible views to the west and peaceful serenity of the river along the east, this acreage boasts prime location! Only 10 minutes from full services in the friendly community of Rimbey, moments from Spruce Haven Golf Course and within 7 minutes of Bluffton; aw-inspiring country lifestyle meets convenience. The driveway brings privacy yet currently generates income of \$3600/year with convenient lease agreement. The landscaped front yard is partially fenced and features a small pond adding to your future oasis. With tons of covered outdoor storage, the large shop with extra power and spacious mezzanine loft await your desired finishing touches. Step inside and take in the great views of the west from the open concept living and dining area. A long breakfast bar connects the dining area to the very functional kitchen â€” making it an excellent space for family or entertaining. You will be pleasantly surprised by the size of the primary bedroom featuring a walk-in closet plus extra large ensuite. On the opposite end of the home, find a 2nd bedroom which can easily fit a queen and the 3rd bedroom which could fit a king plus features another walk-in closet. The 4 pc bathroom has great counterspace and humidity control. Back outside, the sunroom is wired for a hot tub and also has beautiful views of the front yard. Towards the mobile home, a second drilled



water well and septic system is located on the east side of the property (included as is). This superbly located acreage awaits its new owners today!

Built in 2005

Essential Information

MLS® #	A2260979
Price	\$508,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	13.94
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	434043, Range Road 25
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

Amenities

Utilities	High Speed Internet Available
Parking	Double Garage Detached, Parking Pad, See Remarks, 220 Volt Wiring, Quad or More Attached, Workshop in Garage
# of Garages	6
Waterfront	River Access, River Front, See Remarks

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s),
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	Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Private, Treed, Views, Creek/River/Stream/Pond, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, See Remarks

Additional Information

Date Listed	September 30th, 2025
Days on Market	4
Zoning	AG

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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