

\$570,000 - 45047 Twp Rd 430, Rural Ponoka County

MLS® #A2217231

\$570,000

3 Bedroom, 3.00 Bathroom, 1,546 sqft
Agri-Business on 8.71 Acres

NONE, Rural Ponoka County, Alberta

A short country cruise off the black top, breathe in peace, quiet and serenity. Listen to the birds chirp on the patio, stroll through acres of landscaped yard and beautiful trees. Cozy up at the camp fire, create your own pond oasis, or stroll down to the babbling brook of Medicine River. The shop has potential for extra parking, work space, large south facing green house, or continue to use for storage. Additionally the cold storage shop on the NW side of the property also has a perfect spot for a south facing garden. With perks of remaining new home warranty, security of brand new septic tank and field system and newly drilled well - this is property like no other!! Custom designed ~Luxury Kitchen w MASSIVE Island ~Stunning Sunrises & Gorgeous Sunsets ~Garden Doors w Large Deck Ready to Be Put On ~Extra Large Primary ft Walk In Closet & 4 Pc Bath ~2 Additional Bedrooms On Opposing Side w. Full Bath Offering Privacy & Comfort ~Spacious Entrance ft. Laundry, Powder Room & Storage ~Upgrades & Special Order Finishes! A MUST SEE! Your paradise awaits you just west of Rimbey with schools, hospital, full amenities and emergency services only 20 minutes away. Freedom of Crown land recreation, fishing hot spots, year round lake fun & Last West Community Hall are all within short distance as well!

Built in 2021



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217231 |
| Price | \$570,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,546 |
| Acres | 8.71 |
| Year Built | 2021 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 45047 Twp Rd 430 |
| Subdivision | NONE |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T0C 0M0 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, High Speed Internet Available |
| Parking | Oversized, Parking Pad, Single Garage Detached, Workshop in Garage |
| # of Garages | 1 |
| Waterfront | Creek, Pond, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air, Rough-In |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters, Storage |
| Lot Description | Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Treed, Views, Wooded |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Veneer |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 27 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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