

# \$599,000 - 434045 Range Road 30 Range, Rural Ponoka County

MLS® #A2197278

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 5.24 Acres

NONE, Rural Ponoka County, Alberta

Situated on 5.24 acres, this beautifully designed acreage offers the perfect balance of rural charm and modern convenience. Ideal for horse lovers or anyone seeking a peaceful country lifestyle, this property is just one minute from the highway, providing easy access while maintaining a quiet and private setting.

The bright, open-concept bungalow welcomes you with large windows that fill the space with natural light. A cozy living room fireplace adds warmth and ambiance, making it the perfect place to relax. The kitchen features a corner pantry, ample storage, and an ideal layout for entertaining. The main floor boasts two spacious bedrooms, while the fully developed basement offers two additional oversized bedrooms, ensuring plenty of space for family or guests. Each level includes a full bathroom, making daily living convenient. The lower level also features in-floor heating, a large family room with bright windows, and plenty of room for recreation or entertainment. With air conditioning and a water filtration system, comfort and quality are prioritized throughout the home.

Step outside to enjoy the large covered porch facing southwest, the perfect spot to take in stunning sunsets and peaceful countryside views. The acreage is fully cross-fenced for



animals and features a water line to the round corral, making it ideal for livestock or equestrian enthusiasts. Additional highlights include RV parking with dual 220V plug-ins and multiple 110V outlets, providing excellent accommodations for guests or additional workspace.

A feature of this property is the 20' x 42' bio dome, equipped with its own electrical panel, two 220V plug-ins, and numerous 110V outlets. Whether you envision it as a workspace, hobby area, or year-round gardening space, this structure offers endless possibilities.

Located just 10 minutes from Rimbey, this property provides easy access to local amenities while allowing you to enjoy the tranquility of country living. With its thoughtful design, modern comforts, and incredible outdoor features, this acreage is truly a rare find.

Built in 2012

### **Essential Information**

MLS® #	A2197278
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	5.24
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	434045 Range Road 30 Range
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### **Amenities**

Parking	RV Access/Parking
---------	-------------------

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Water Softener, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting, Other
Lot Description	Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	38
Zoning	AG

### **Listing Details**

Listing Office	The E Group Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.