

# \$620,000 - 445003 Range Road 11 Range, Rural Ponoka County

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MLS® #A2160847

**\$620,000**

4 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 10.00 Acres

N/A, Rural Ponoka County, Alberta

AMAZING BUNGALOW; AMAZING PRICE; QUIET DEAD END ROAD; If you are looking for green and organic you will feel right at home here. Approximately 10 acres is being sold subject to subdivision. The new title number and link #are TBD. The balance of the quarter section is not for sale. Organic Green trees protect this home from the North, West and East winds. The cheerful, open, south facing view lets the sun shine in all year round.

Gently sloping property allows for ample drainage, yet easy to maintain so you can spend your leisure on the golf course, fishing, or at the beach of any of the 4 lakes/ parks with in 15 minutes. Pasture set away from the house provides lots of room for pasturing your critters, setting up your chicken coupes, planting gardens or any other life supporting hobbies you may choose. Get your groceries at Pigeon Lake Village 10 minutes away. East access to local towns; Rimbey 26 Km, Ponoka 35 Km, Wetaskiwin 47 km, Leduc 65 km, Nisku 90 km. Lakes and Parks; Mound Red Park 5.9 km, Pigeon Lake 15 km, Battle Lake 16 Km, Gull Lake, 20 km. The immaculate like new custom home with front attached garage was built in 2018 but looks like it was built last year. 2 Beds 2 baths up, 2 beds with 1 bath down. Main floor Master suite comes with a massive walk in closet and an ensuite with separate tub and separate shower. Open Country Kitchen has tons of cabinets, walk in



pantry and Island. The garden doors off the kitchen onto the barbeque deck allows for quick and easy entertainment and clean up. Handy main floor laundry means you cut the work of laundry into minutes with ease. Fully professionally finished basement provides for 2 additional bedrooms a bathroom, massive games room and family room. Please note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; "All Sales Are Final"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts June 2, 9:00 AM ends approx. June 5 1:00 PM Visit listing brokerage for details.

Built in 2018

### Essential Information

MLS® #	A2160847
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	10.00
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	445003 Range Road 11 Range
Subdivision	N/A
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R4

## Amenities

Parking Spaces	20
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, RV Access/Parking
# of Garages	25

## Interior

Interior Features	Vinyl Windows, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Make-up Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Lawn, Meadow, Many Trees, Native Plants, Pasture, Private, Rectangular Lot, Rolling Slope, Standard Shaped Lot, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2024
Days on Market	273
Zoning	CR

## Listing Details

Listing Office	Century 21 Bravo Realty
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