

# \$995,000 - 425021 Highway 20, Rural Ponoka County

MLS® #A2215926

**\$995,000**

4 Bedroom, 5.00 Bathroom, 3,153 sqft

Residential on 3.01 Acres

NONE, Rural Ponoka County, Alberta

RARE OPPORTUNITY to buy this executive acreage property featuring TWO SEPARATE DOUBLE ATTACHED GARAGES, a HEATED 37x23ft SHOP & over 5,200 square feet of developed living space! A Total of 4 Bedrooms and 4.5 Bathrooms is the perfect size for a large family and guests! Recently Extensively renovated, this WALK-OUT Bungalow sits on 3 Acres and is surrounded by Farmland, has privacy from neighbours and beautifully landscaped with mature trees throughout the property and is FULLY PAVED! Step inside and you find a beautiful open-concept main-level, featuring over 3,100 sqft of living space on the main-level with HIGH VAULTED CEILINGS in the Family and Living Room. You will notice the beautiful LUXURY VINYL PLANK FLOORING recently installed throughout much of the main-level. Walk into the recently RENOVATED KITCHEN and you will find a massive ISLAND and brand new appliances, QUARTZ Countertops & modern high end CABINETRY. The Dining Area is adjacent to a wonderful patio / deck which has recently been updated with new decking, and overlooks the wonderful back portion of the property and the endless adjacent farmers field. The Master Bedroom is large and features a big WALK IN CLOSET & spa like 5-Piece ENSUITE, with a recently RENOVATED WALK IN SHOWER & a beautiful SOAKER TUB. A large LAUNDRY / Mud Room features a convenient access door to the backyard deck, and has plenty of room to



fit a second fridge and freezer, and its not too far from the first HEATED DOUBLE ATTACHED GARAGE! Two more bedrooms, 2-Piece Bath & 4-Piece Bath & office completes this wonderful main-level. The lower WALK-OUT BASEMENT features an access to the SECOND HEATED DOUBLE ATTACHED GARAGE! Plenty of light illuminates the wonderful Living space here, with a cozy Wood Burning fireplace, Firewood storage room, Cold Room, REC ROOM “ complete with a POOL TABLE & WETBAR, a 3-Piece Bathroom just steps away from the GARAGE & a 4th Bedroom and 4-Piece Bathroom steps away from a SEPARATE SIDE ENTRANCE! The HEATED SHOP is fully accessible by PAVEMENT and is every man’s dream to store all his (and her’s) toys! Plenty of RV Parking & Driveway space throughout the property! With no neighbours, beautiful fruit trees, space for a garden & a mature evergreen trees, this property is your perfect country retreat, yet just minutes away from RIMBEY! This property is MOVE-IN READY with nothing needed. New Septic Field (2024). Call your favorite realtor to book a showing today!

Built in 1988

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215926    |
| Price          | \$995,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,153       |
| Acres          | 3.01        |
| Year Built     | 1988        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 425021 Highway 20   |
| Subdivision | NONE                |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C 2J0             |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                                  |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Heated Garage, Quad or More Attached, RV Access/Parking, Asphalt, Gated, Multiple Driveways, See Remarks, Workshop in Garage |
| # of Garages   | 4                                                                                                                                                                                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Soaking Tub, Wet Bar                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas, Wood Burning                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                      |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                                                           |
| Lot Description   | Landscaped, Lawn, No Neighbours Behind, See Remarks, Secluded, Sloped Down, Treed, Views |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Brick, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 15               |
| Zoning         | 1                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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