

# \$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), |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                            |
|------------|----------------------------------------------------------------------------|
|            | 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 | 18                   |
| Zoning         | AG                   |

## Listing Details

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

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.