

\$449,900 - 42057 Township Road 440, Rural Ponoka County

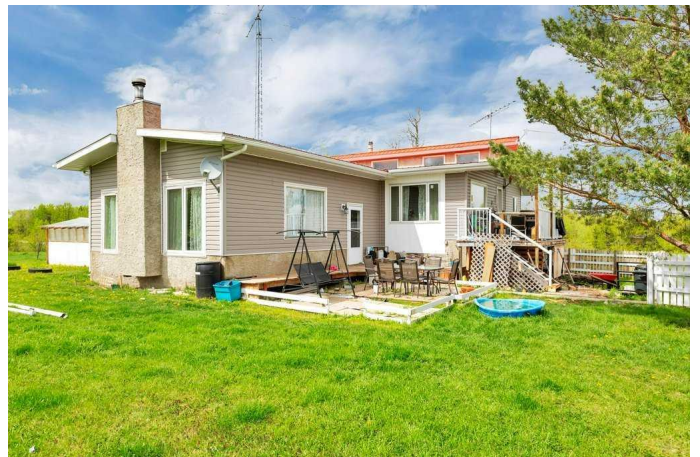
MLS® #A2224519

\$449,900

4 Bedroom, 2.00 Bathroom, 1,705 sqft
Residential on 8.28 Acres

NONE, Rural Ponoka County, Alberta

Affordable acreage living on a quiet country road! This 8.28 acres is located NW of Rimbey and is home to a 5 bedroom, 2 bathroom, 3 level split house that is just ready for a new family to make their own. The family room and kitchen/dining areas are large and provide plenty of room for family get togethers. The kitchen has updates that include stainless steel appliances (fridge & stove 4 yrs old) and a high-tech sink with an RO system. The home is currently laid out as a 3 bedroom with one of the bedrooms being used as an upper-level sewing and laundry room (could be converted back to washer/dryer hook ups downstairs) and the other as an office. Downstairs you will find two more bedrooms, a cozy TV room and a workshop area with lots of storage and a separate exterior entrance. Outside there are 2 decks to enjoy and the lower one previously had a hot tub on it and the wiring it still in place to install a new one. The 2-car detached garage also has the wiring for electric livestock fencing and the yard site is surrounded by cross-fenced pastures as well as a huge dog run. The buildings all have metal roofs and there is siding left to do the garage as well as shiplap for some of the renos going on. You will also find more outbuildings, a well anchored playset, trampoline, raised garden beds and a greenhouse for so much outdoor enjoyment. This property has been well loved by its family but the time has come for them to



move on and it is ready for someone to make it their own!

Built in 1975

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2224519 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,705 |
| Acres | 8.28 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 42057 Township Road 440 |
| Subdivision | NONE |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T0C 0M0 |

Amenities

| | |
|--------------|-------------------------------------|
| Parking | Parking Pad, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island |
| Appliances | Dishwasher, Refrigerator, Built-In Electric Range |
| Heating | Forced Air, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |

| | |
|--------------|-----------------------------|
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Dog Run |
| Lot Description | Lawn, Low Maintenance Landscape, Dog Run Fenced In, Pasture |
| Roof | Metal |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 13 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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