# \$245,000 - 445055 Range Road 33, Rural Ponoka County

MLS® #A2209219

#### \$245,000

3 Bedroom, 1.00 Bathroom, 1,490 sqft Residential on 1.91 Acres

NONE, Rural Ponoka County, Alberta

Affordable Acreage Living! 1.91 acres located just outside of the quiet Hamlet of Hoadley, this partially renovated mobile home offers well over 1300 sq' of living space and is ready for you to put the finishing touches on it and make it your own! This 3 bedroom / 1 bath home was moved onto the acreage in 2020 with new services including a 60 gallon hot water tank, new 2000 gallon septic tank and new well with very good water. It is set up properly on a gravel pad with 6" flashing and limestone all the way around that not only looks great but creates a mouse free barrier! The yard was seeded (and rolled) to grass last fall (2024). The additions of a large front porch on the north side and another bedroom, family room and mudroom area on the south side of the home give a lot of extra living space. The mudroom which is conveniently located off of the deck, contains a sink, the central vacuum and has lots of space for a freezer and extra storage. The large family room has a whole wall that is chalk board which is fantastic for young (or not so young) minds to be creative and play. Please note that the pictures were taken prior to the tenant moving in and don't show some of the appliances that are included. The tenant would be willing to stay if the new owner was interested. If you are looking for inexpensive living out of town, you will not want to miss this one!







Built in 1977

#### **Essential Information**

MLS® # A2209219 Price \$245,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,490 Acres 1.91 Year Built 1977

Type Residential Sub-Type Detached

Style Acreage with Residence, Single Wide Mobile Home

Status Active

## **Community Information**

Address 445055 Range Road 33

Subdivision NONE

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 0M0

#### **Amenities**

Parking Parking Pad

#### Interior

Interior Features No Smoking Home, Central Vacuum

Appliances Dishwasher, Electric Stove, Washer/Dryer, Range Hood

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Front Yard, Level

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Block

### **Additional Information**

Date Listed April 6th, 2025

Days on Market 195 Zoning CR

## **Listing Details**

Listing Office CIR Realty

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