

# **\$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
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## Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer
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	117
Zoning	CR

## **Listing Details**

Listing Office	CIR Realty
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