

# **\$570,000 - 45047 Twp Rd 430, Rural Ponoka County**

MLS® #A2217231

**\$570,000**

3 Bedroom, 3.00 Bathroom, 1,546 sqft  
Agri-Business on 8.71 Acres

NONE, Rural Ponoka County, Alberta

A short country cruise off the black top, breathe in peace, quiet and serenity. Listen to the birds chirp on the patio, stroll through acres of landscaped yard and beautiful trees. Cozy up at the camp fire, create your own pond oasis, or stroll down to the babbling brook of Medicine River. The shop has potential for extra parking, work space, large south facing green house, or continue to use for storage. Additionally the cold storage shop on the NW side of the property also has a perfect spot for a south facing garden. With perks of remaining new home warranty, security of brand new septic tank and field system and newly drilled well - this is property like no other!! Custom designed ~Luxury Kitchen w MASSIVE Island ~Stunning Sunrises & Gorgeous Sunsets ~Garden Doors w Large Deck Ready to Be Put On ~Extra Large Primary ft Walk In Closet & 4 Pc Bath ~2 Additional Bedrooms On Opposing Side w. Full Bath Offering Privacy & Comfort ~Spacious Entrance ft. Laundry, Powder Room & Storage ~Upgrades & Special Order Finishes! A MUST SEE! Your paradise awaits you just west of Rimbey with schools, hospital, full amenities and emergency services only 20 minutes away. Freedom of Crown land recreation, fishing hot spots, year round lake fun & Last West Community Hall are all within short distance as well!

Built in 2021



## Essential Information

MLS® #	A2217231
Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	8.71
Year Built	2021
Type	Agri-Business
Sub-Type	Agriculture
Style	Modular Home
Status	Active

## Community Information

Address	45047 Twp Rd 430
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking	Oversized, Parking Pad, Single Garage Detached, Workshop in Garage
# of Garages	1
Waterfront	See Remarks, Creek, Pond

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Rough-In
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Veneer, Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	AG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.