

# \$825,000 - 432046 Rr#40, Rural Ponoka County

MLS® #A2223963

**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,439 sqft  
Residential on 68.71 Acres

NONE, Rural Ponoka County, Alberta

Welcome to your private paradise! 68+ acres of natural beauty nestled just off the pavement northwest of Rimbey. This incredible property offers a rare combination of peace, privacy, and practicality, featuring a 1,400 sq ft walk-out bungalow, 40' x 60' shop, and a scenic yard site surrounded by mature trees.

A long, picturesque driveway leads you into a beautifully sheltered yard, complete with open spaces, a large garden plot, and a tranquil pond. The walk-out bungalow is fully finished on the main floor and offers endless potential on the ground level. Whether you're dreaming of a spacious recreation room or more bedrooms, the lower level is a blank canvas ready for your vision.

The main floor boasts a functional layout, with a large kitchen island, walk-in pantry, and convenient main-floor laundry—perfect for acreage living. The living room features floor-to-ceiling windows that frame your private landscape, while the expansive deck is ideal for entertaining, barbecuing, or simply enjoying the peace and quiet.

Outside, the massive 40' x 60' shop comes equipped with a 14' overhead door and mezzanine storage, ideal for any hobbyist, mechanic, or business owner needing serious space.

This property has an abundance of good, soft water and if you want to live in the country and work from home, it has excellent internet available. If you're looking to embrace the



rural lifestyle without sacrificing comfort, this is your opportunity. With pavement access, privacy, and plenty of potential, this unique acreage won't last long.

Built in 1999

### Essential Information

MLS® #	A2223963
Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,439
Acres	68.71
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	432046 Rr#40
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### Amenities

Parking	Carport, Parking Pad, Triple Garage Detached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Gas, Wood Burning Stove, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Garden
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	May 31st, 2025
Days on Market	94
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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