

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

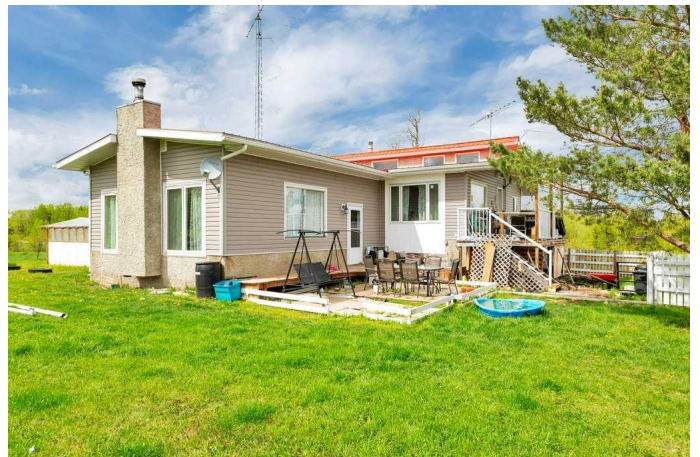
MLS® #A2224519

\$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	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Built-In Electric Range, Dishwasher, Refrigerator
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	Dog Run Fenced In, Lawn, Low Maintenance Landscape, Pasture
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	May 26th, 2025
Days on Market	9
Zoning	AG

Listing Details

Listing Office	CIR Realty
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