

**40410 Range rd 34
Rural Ponoka County, Alberta**

MLS # A2255458



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,553 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-40-3-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Smoking Home		

Inclusions: N/A

Welcome home to this beautiful, private, 4 acre parcel with a bright spacious home and large 40'x50' heated shop! This is a fantastic acreage with tons to offer, is located right off of highway 12 in a lovely, mature setting, with opportunity for a large garden, outdoor space of all kinds, a waterer for few animals, and tons of room for toys, Rvs and extra parking. This spacious home has a large kitchen with custom cabinetry, a nice open floorplan with tons of natural lighting and a beautiful gas fireplace and features a lovely sunroom facing your backyard. Downstairs you will find two nice sized bedrooms and a bathroom, laundry room, large open recreational room with woodstove, storage, cold room and access to your double attached heated garage for extra convenience. There have been many upgrades to the home, including windows, furnace, metal roof and vinyl siding. This is a beautiful property in a private rural setting and would make a fantastic family home! An acreage definitely worth the view.