

**441074 Range Road 40
Rural Ponoka County, Alberta**

MLS # A2273271



\$275,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Single Wide | | |
| Size: | 1,188 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | RV Access/Parking | | |
| Lot Size: | 11.05 Acres | | |
| Lot Feat: | Farm, Few Trees, Native Plants, No Neighbours Behind, Pasture, Private, Re | | |

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|--------------------|------------------------------|-------------------|--------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 12-44-4-W5 |
| Exterior: | Aluminum Siding , Wood Frame | Zoning: | AG |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Storage | | |

Inclusions: N/A

Escape to the peace and space of country living with this beautiful 11-acre parcel in Ponoka County. This versatile property offers a fantastic blend of open pasture, corrals, and naturally treed areas that provide both privacy and scenic charm. With services already at the property, including power and natural gas. If you're looking to simply enjoy wide-open country views, this property offers endless possibilities. Don't miss your chance to own a piece of peaceful rural Alberta living!