

\$399,900 - 442054 Range Road 30, Rural Ponoka County

MLS® #A2224562

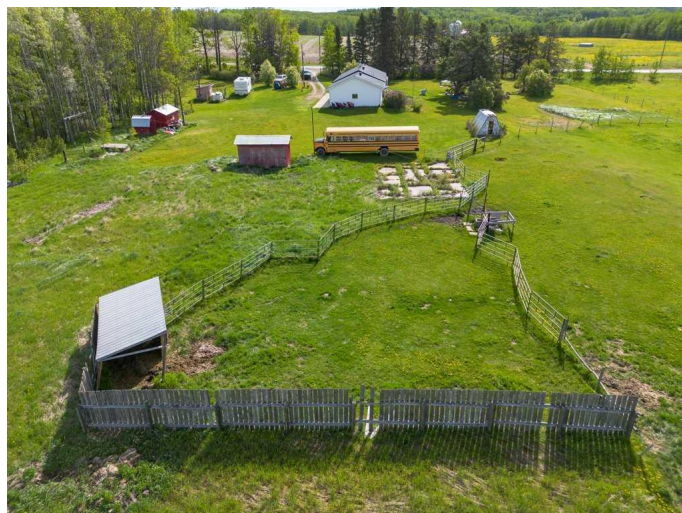
\$399,900

3 Bedroom, 1.00 Bathroom, 1,421 sqft

Residential on 9.56 Acres

NONE, Rural Ponoka County, Alberta

Just five minutes outside the charming town of Bluffton lies this peaceful and private 9.56-acre property, offering a wonderful opportunity for country living. Situated on the land is a 1,421 square foot bungalow with a spacious living room addition featuring leather plank flooring, abundant natural light from numerous windows, and a pellet stove for added warmth. The main level includes three bedrooms, a white-painted kitchen, a dining area, and a 3-piece bathroom. The full basement is mostly undeveloped except for a 3 piece bath including a laundry area and storage room. An attached two-car garage adds convenience. The fully fenced yard includes a mix of lawn and mature trees, providing space and privacy. The property is fully fenced with a gate and is equipped with two wells, a septic tank and field, and a diesel-fueled furnace—ready for comfortable year-round living in a serene rural setting. Hot water tank was new in 2016.



Built in 1967

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2224562 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,421 |
| Acres | 9.56 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 442054 Range Road 30 |
| Subdivision | NONE |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T0C 0M0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Pellet Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Few Trees, Lawn |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 18 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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