

# \$739,900 - 415045 Range Road 30, Rural Ponoka County

MLS® #A2240953

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,267 sqft  
Residential on 10.00 Acres

NONE, Rural Ponoka County, Alberta

Enjoy peaceful country living just 10 minutes south of Rimbey on this beautifully maintained 10-acre property, fully fenced and cross-fenced for horses. This charming 4-bedroom, 2-bath bungalow features an open-concept main floor with a cozy wood-burning stove, walnut hardwood and tile floors with in-floor heat, a gas range, corner pantry, and breakfast bar. The primary bedroom includes double closets and a cheater door to a 4-piece bath, while the second bedroom can easily serve as an office. The main floor is roughed in for laundry.

The fully developed ICF block basement offers a warm and inviting family room with epoxy riverstone flooring and in-floor heat, two additional bedrooms, and a 3-piece bath. A 2024 Navien on-demand hot water system, alarm and security system add modern convenience.

The oversized double detached garage is in-floor heated and finished â€” perfect as a workshop or man cave â€” complete with a toilet and roughed-in plumbing for a sink. Enjoy serene views of mature trees and a tranquil water feature from the deck. This property truly offers a turn-key acreage lifestyle with functionality and beauty combined.

Built in 2006



## Essential Information

MLS® #	A2240953
Price	\$739,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	10.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	415045 Range Road 30
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Pantry, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Treed, Views, Pasture, Secluded
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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