

8, 15015 Township 424  
Rural Ponoka County, Alberta

MLS # A2223103



## \$1,125,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,289 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.96 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	19-42-1-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, High Ceilings		

**Inclusions:** fridge, stove, built-in oven, microwave, dishwasher, washer, dryer, window coverings, central vacuum & attachments, central air conditioner, shed

Stunning Acreage Retreat & 3.96 Acres Just 9 Minutes East of Rimbey! Discover this beautifully updated & meticulously maintained two-story home offering nearly 4 acres of park-like surroundings. With mature trees, extensive landscaping, & a southwest-facing backyard, this property provides privacy, natural beauty, & endless outdoor space for relaxation or play. Step inside & kitchen area, and an abundance of built-in cabinetry throughout. The chef's kitchen includes a brand-new oven (April 2025) & flows seamlessly into the large dining area&mdash;perfect for entertaining. The massive main floor laundry room is fully equipped with cabinetry, a utility sink, & built-ins at the rear entry for coats and boots. The main floor master suite is a serene retreat with views of your treed property, a generous walk-in closet, a luxurious ensuite with a huge tiled shower, his & her sinks, & a deep soaker tub. Upstairs, two spacious bedrooms & a large bonus room offers great space for family or guests. The bright, fully finished walk-out basement is a showstopper, boasting in-floor heating, two oversized bedrooms, a full bath, a potential future wet bar area, theater & games spaces, & a massive utility/storage room. The basement opens to a stamped concrete patio, already set with two posts for your future deck plans. Additional features include: Hunter Douglas Blinds~ New control board on the furnace~ High-efficiency furnace plus air conditioner Water filtration system with updated flow switch for chlorine control~ Built-in vacuum system ( with new hose that has a 10 year warranty)~New stamped concrete walkways & front apron~ Septic cleaned (Sept 2024)~ Gas fireplace (awaiting final finish) Huge garage with sink, drain, & three large overhead doors