

RR30
Rural Ponoka County, Alberta

MLS # A2266933



\$577,000

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bi-Level	
Size:	1,144 sq.ft.	Age: 1979 (47 yrs old)
Beds:	6	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	2.99 Acres	
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land	

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	24-42-3-W5
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions:	-
--------------------	---

Fantastic location, only five minutes from Rimby. Rimby is a great place for fun, commerce, religion and people. There are clubs, activities, a hospital, schools and so much more. The property is 2.99 acres, treed, a garden space, and fences off area for a few animals. This 1144 sq. ft. Bi-level has six bedrooms, two four piece bath and a two piece ensuite. The kitchen was just upgraded three years ago to the tune of \$40,000.00. The bedrooms are of a comfortable size. Off the kitchen eating area is a doorway to the large deck with seating built in and a view of the west yard. The trees welcome all types of birds throughout the year! Wild life like, White Deer, Red Fox make a visit from time to time. There is a shop for all the toys you may want to enjoy. The house of heating system is heat efficient with boiler heating. With this type there is heat from corner to corner, not cold spots and very economical. In the hot summer you have air conditioning. The family room sports a wet bar, fireplace and large windows making it bright and enjoyable to be there! To round things out, an over size double attached garage gives room for vehicles and mini shop. Great place to call home and have the family enjoy country life at its best!