

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

MLS® #A2224562

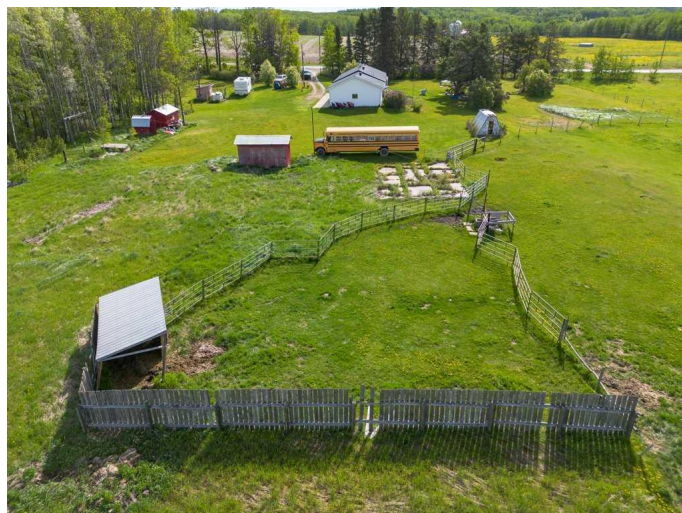
\$399,900

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	19
Zoning	AG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.