

# \$610,000 - 40410 Range Rd 34, Rural Ponoka County

MLS® #A2255458

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 4.00 Acres

NONE, Rural Ponoka County, Alberta

Welcome home to this beautiful, private, 4 acre parcel with a bright spacious home and large 40'x50' heated shop! This is a fantastic acreage with tons to offer, is located right off of highway 12 in a lovely, mature setting, with opportunity for a large garden, outdoor space of all kinds, a waterer for few animals, and tons of room for toys, Rvs and extra parking. This spacious home has a large kitchen with custom cabinetry, a nice open floorplan with tons of natural lighting and a beautiful gas fireplace and features a lovely sunroom facing your backyard. Downstairs you will find two nice sized bedrooms and a bathroom, laundry room, large open recreational room with woodstove, storage, cold room and access to your double attached heated garage for extra convenience. There have been many upgrades to the home, including windows, furnace, metal roof and vinyl siding. This is a beautiful property in a private rural setting and would make a fantastic family home! An acreage definitely worth the view.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2255458  |
| Price      | \$610,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,553                            |
| Acres          | 4.00                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 40410 Range Rd 34   |
| Subdivision | NONE                |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0M0X0              |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 1                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, No Smoking Home         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Wood Stove                                 |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 2                                                      |
| Fireplaces        | Gas, Wood Burning                                      |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard, Storage |
| Lot Description   | Back Yard, Many Trees                  |
| Roof              | Metal                                  |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | AG                   |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.