

\$565,000 - 442046 Rr#31, Rural Ponoka County

MLS® #A2249480

\$565,000

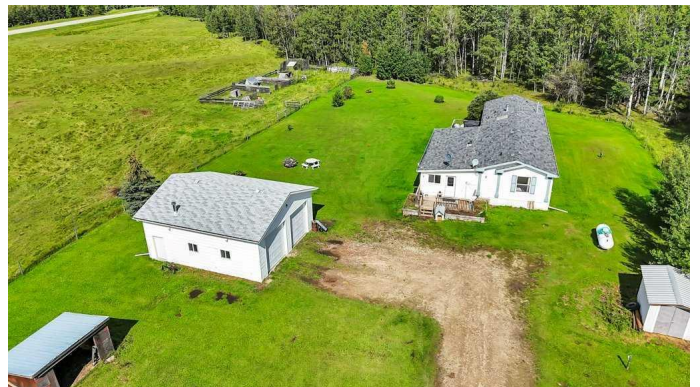
3 Bedroom, 2.00 Bathroom, 2,152 sqft
Residential on 18.58 Acres

NONE, Rural Ponoka County, Alberta

Over 18 acres of AG-zoned land with highway frontage just north of Rimbey – this property offers space, comfort, and endless possibilities. With over 2,100 sq. ft. of living space, the 2005 SRI manufactured home features a smart floor plan with two bedrooms and a full bath on one end, a large primary suite on the other, and a bright open-concept kitchen, dining, and living area in the center. A spacious addition expands the living area even further, while the large rear entry with laundry leads to a deck that's perfect for barbecues. New Hot Water and Pressure Tank were installed August 26/2025.

Outdoors, the property delivers everything you'd expect from country living and more. The high-producing pasture allows you to have livestock or rental income, the large yard is low maintenance with a garden plot if you desire to use it and plenty of room to put up a greenhouse or other buildings. A 28' x 32' oversized garage with 12' walls, concrete floors, 220 wiring, wood stove, floor drain, and reinforced eyelets for a winch or gambrel hoist makes the perfect shop. And for a bonus, Nugent Pond, a stocked trout pond borders the south end of this acreage and is within walking distance for anyone that enjoys a little fishing.

Properties this size with such versatility don't come along often – whether you're looking for space to raise animals,



grow your own food, or simply enjoy the peace of country living, this acreage has it all.

Built in 2005

Essential Information

MLS® #	A2249480
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,152
Acres	18.58
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	442046 Rr#31
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

Amenities

Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Lawn, Level, Low Maintenance Landscape, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 17th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office	CIR 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.