

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

MLS® #A2224562

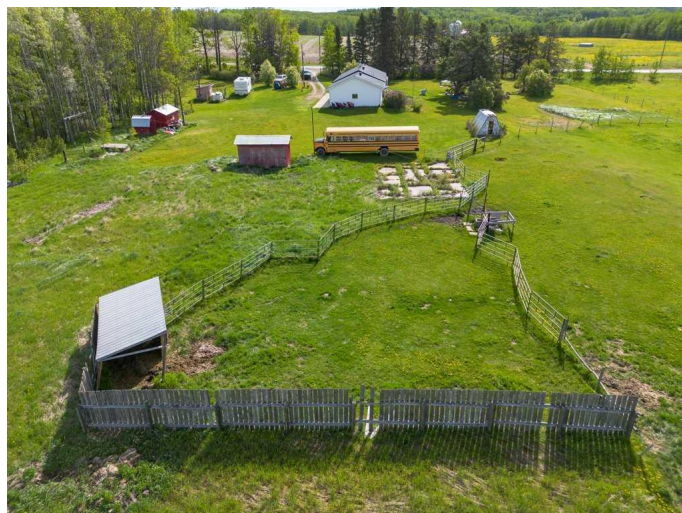
**\$399,900**

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	16
Zoning	AG

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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