

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

MLS® #A2224562

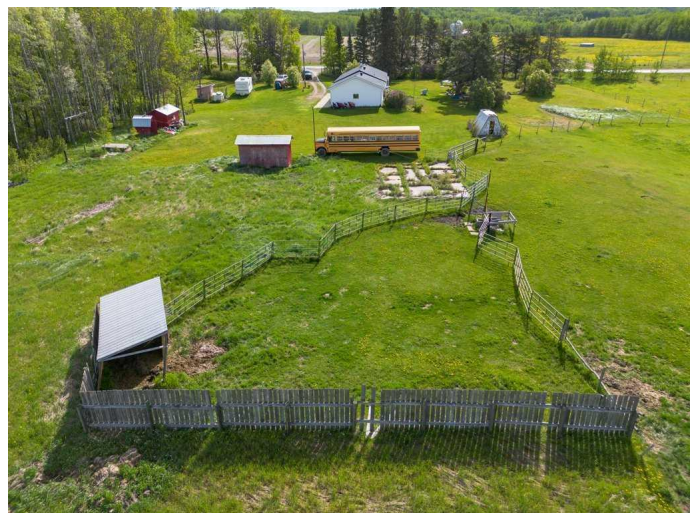
**\$399,900**

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 | 22             |
| Zoning         | AG             |

**Listing Details**

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

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