

\$788,800 - 45078 Twp Rd 421, Rural Ponoka County

MLS® #C4243223

\$788,800

5 Bedroom, 4.00 Bathroom, 2,877 sqft
Residential on 17 Acres

NONE, Rural Ponoka County, Alberta

MOTIVATED - WILL CONSIDER ALL OFFERS THAT COME IN! RARE OPPORTUNITY - 2 HOMES ON 1 AMAZING PROPERTY! MORTGAGE HELPER OR INVESTMENT PROPERTY - LIVE IN AN ESTATE HOME AND GET A PORTION OF YOUR MORTGAGE PAID BY RENTERS IN THE OTHER HOME. FEELS LIKE 2 PROPERTIES - PRIVACY ABOUNDS. 17 Beautiful Acres with 2 homes, 1 Shop, 1 extra building. Come see this amazing 2012 built 2 story executive home situated with Southwest views in a quiet and relaxed environment. Inside you will find the highest level finishings with a large vaulted entrance, spacious rooms, and sunlight spilling throughout. The second home is located a good distance from the primary residence and feels like separate properties. Long term renters already in place. 50'x30' shop with 11' doors and fully powered. 200 Amp service to the site. Don't miss your opportunity to view an absolutely stunning estate with income potential!

Built in 2012

Essential Information

MLS® #	C4243223
Price	\$788,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,877
Acres	17.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45078 Twp Rd 421
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4H 1P5

Amenities

Utilities	Heating Paid For, Phone Paid For, Water Paid For
Parking Spaces	8
Parking	Double Garage Attached, Workshop in Garage

Interior

Interior Features	High Ceilings, Tankless Hot Water
Appliances	See Remarks
Heating	In Floor, Forced Air, See Remarks, Propane
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1

Exterior

Lot Description	Private, See Remarks, Sloped, Treed, Views, Irregular Lot, Rolling Slope
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2019
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Days on Market 617
Zoning CRH

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA

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