



**445003 Range Road 11 Range Rural Ponoka County, AB T4J 1R4**

**Residential**  
**Active**

**A2160847**

W: 5 R: 1 T: 44 S: 36 Q: SW **DOM:** 260 **LP:** \$620,000.00  
**PD:** **OP:** \$650,000.00



<b>Class:</b>	Detached	<b>City:</b>	Rural Ponoka County
<b>County:</b>	Ponoka County	<b>Subdivision:</b>	
<b>Type:</b>	House	<b>Ttl Beds:</b>	4
<b>Levels:</b>	One	<b>F/H Bth:</b>	3/0
<b>Year Built:</b>	2018	<b>RMS SQFT:</b>	1,504.00
<b>LINC#:</b>	<a href="#">0038411021</a>	<b>LP/SF:</b>	\$412.23
<b>Arch Style:</b>	Acreage with Residence, Bungalow	<b>Suite:</b>	No
<b>Possession:</b>	Immediate/Home can be made available in lees than 30 days after conditions are removed		
<b>Lot Dim:</b>		<b>Lot Size:</b>	10.00 Ac
<b>Front Length:</b>		<b>Lot Depth:</b>	M '
<b>Legal Desc:</b>	approximately Part SW 36-44-1-W5		
<b>Legal Pln:</b>	<b>Blk:</b>	<b>Lot:</b>	<b>Condo:</b> No
<b>Zoning:</b>	CR	<b>Tax Amt/Yr:</b>	\$0.00/2024
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	None Known		

Recent Change:**05/13/2025 : BOM : Pending->Active**

**Public Remarks:** AMAZING BUNGALOW; AMAZING PRICE; QUIET DEAD END ROAD; If you are looking for green and organic you will feel right at home here. Approximately 10 acres is being sold subject to subdivision. The new title number and link #are TBD. The balance of the quarter section is not for sale. Organic Green trees protect this home from the North, West and East winds. The cheerful, open, south facing view lets the sun shine in all year round. Gently sloping property allows for ample drainage, yet easy to maintain so you can spend your leisure on the golf coarse, fishing, or at the beach of any of the 4 lakes/ parks with in 15 minutes. Pasture set away from the house provides lots of room for pasturing your critters, setting up your chicken coupes, planting gardens or any other life supporting hobbies you may choose. Get your groceries at Pigeon Lake Village 10 minutes away. East access to local towns; Rimbey 26 Km, Ponoka 35 Km, Wetaskiwin 47 km, Leduc 65 km, Nisku 90 km. Lakes and Parks; Mound Red Park 5.9 km, Pigeon Lake 15 km, Battle Lake 16 Km, Gull Lake, 20 km. The immaculate like new custom home with front attached garage was built in 2018 but looks like it was built last year. 2 Beds 2 baths up, 2 beds with 1 bath down. Main floor Master suite comes with a massive walk in closet and an ensuite with separate tub and separate shower. Open Country Kitchen has tons of cabinets, walk in pantry and Island. The garden doors off the kitchen onto the barbeque deck allows for quick and easy entertainment and clean up. Handy main floor laundry means you cut the work of laundry into minutes with ease. Fully professionally finished basement provides for 2 additional bedrooms a bathroom, massive games room and family room.

**Directions:** 11 Miles North of Ponoka on Highway 2; Turn west on Highway 611; Go 16 Miles West to range road 11; Turn south 1 mile; property on the left.

**Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	139.73	<b>Mtr2</b>	1,504.00	<b>SqFt</b>
<b>Baths:</b>	0	0	0	2	0	0	<b>Bed Abv:</b> 2	<b>Blw Grade:</b>	139.73	<b>Mtr2</b>	1,504.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	0	<b>Rms Abv:</b> 5	<b>Total AG:</b>	139.73	<b>Mtr2</b>	1,504.00	<b>SqFt</b>

**Garage Dims (L x W):** 25`0" x 24`0"

**Property Information**

<b>Basement:</b>	Finished, Full	<b>Laundry Ft:</b>	Main Level
<b>Heating:</b>	Make-up Air, Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	0
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Tile, Vinyl Plank
<b>Exterior Feat:</b>	Balcony, Private Entrance, Private Yard	<b>Fencing:</b>	Partial
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Deck
<b>Reports:</b>	Aerial Photos, Plot Plan		
<b>Warranty:</b>	None		
<b>Parking:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, RV Access/Parking <b>Total:</b> 20		
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Comm Feature:</b>	Other		
<b>Lot Features:</b>	Front Yard, Lawn, Many Trees, Meadow, Native Plants, Pasture, Private, Rectangular Lot, Rolling Slope, Standard Shaped Lot, Subdivided		
<b>Goods Include:</b>	none		
<b>Appliances:</b>	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	none		
<b>Electric:</b>	100 Amp Service, Single Phase		
<b>Outbuildings:</b>	Shed		
<b>Reg Size Incl:</b>		<b>Floor Location:</b>	Below Grade

Rural

<b>Water Supply:</b>	Well	<b>Sewer/Septic:</b>	Holding Tank, Open Discharge, Septic System, Septic Tank	<b>Total Acres:</b>	10.00
<b>Water GPM:</b>		<b>Well Depth:</b>	165	<b>Nearest Town:</b>	Village at Pigeon Lake
<b>911 Address:</b>	445003 Range Road 11			<b>Acres Cleared:</b>	7.00
<b>Road Access:</b>	Gravel				

**Printed Date:** 05/14/2025 10:52:45 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).