

# \$479,900 - 445026 Range Road 43, Rural Ponoka County

MLS® #A2248565

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,517 sqft  
Residential on 6.79 Acres

NONE, Rural Ponoka County, Alberta

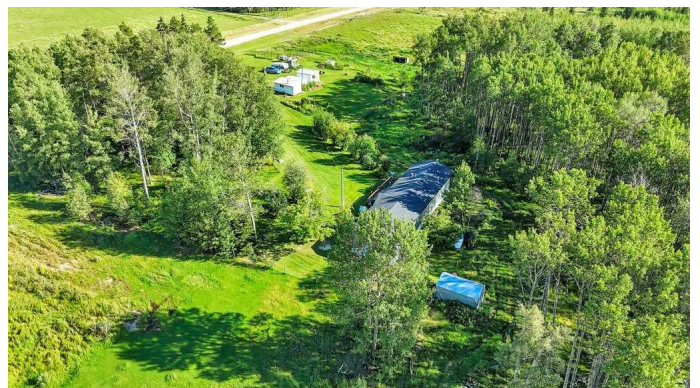
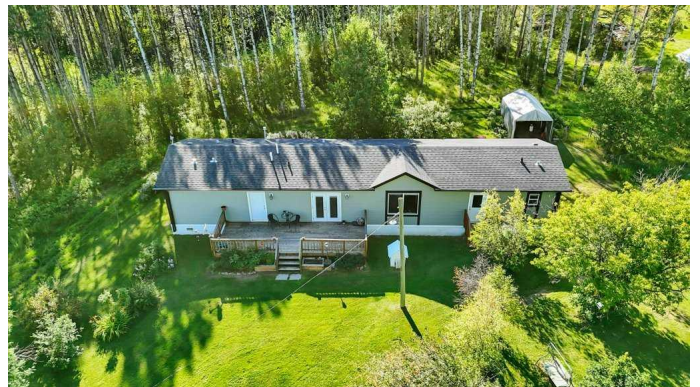
Discover the perfect blend of privacy, comfort, and rural charm on this beautifully maintained 6.79-acre property in the desirable Hoadley area. Nestled behind a natural treeline for privacy, this acreage offers the ideal setting for your country lifestyle dreams.

The 2015 mobile home is bright, spacious, and thoughtfully designed. The large primary bedroom features its own private ensuite, while two additional well-sized bedrooms and a second 4-piece bath provide comfortable accommodations for family or guests. The open living area flows seamlessly to a large deck—perfect for summer barbecues, morning coffee, or simply taking in the peaceful surroundings. If you have a green thumb, you™ll appreciate the abundant flower beds, well-tended garden spaces, and a bounty of raspberry bushes. There™s also ample room for horses, complete with a shelter, waterer, and corral system ready for your equine friends.

Behind the home, mature bushland creates a serene natural backdrop and enhances the feeling of seclusion, while still keeping you close to the amenities of nearby communities. Whether you™re looking for a hobby farm, a private retreat, or a family acreage, this property delivers the sweet country life you™ve been searching for.

Built in 2015

## Essential Information



|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2248565                             |
| Price          | \$479,900                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,517                                |
| Acres          | 6.79                                 |
| Year Built     | 2015                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 445026 Range Road 43 |
| Subdivision | NONE                 |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T0C 0M0              |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Utilities | Electricity Connected, Phone Available, Propane |
| Parking   | Off Street                                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Basement          | None                                                               |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Fruit Trees/Shrub(s), Garden |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Wood, Block                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | AG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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