

# **\$245,000 - 445055 Range Road 33, Rural Ponoka County**

MLS® #A2209219

**\$245,000**

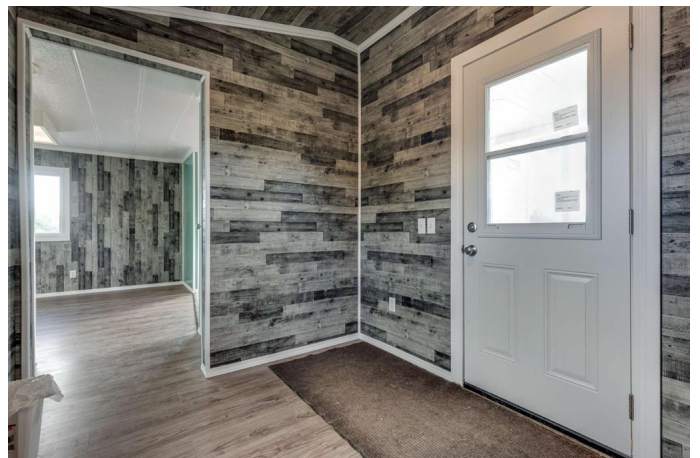
3 Bedroom, 1.00 Bathroom, 1,490 sqft

Residential on 1.91 Acres

NONE, Rural Ponoka County, Alberta

Affordable Acreage Living! 1.91 acres located just outside of the quiet Hamlet of Hoadley, this partially renovated mobile home offers well over 1300 sq' of living space and is ready for you to put the finishing touches on it and make it your own! This 3 bedroom / 1 bath home was moved onto the acreage in 2020 with new services including a 60 gallon hot water tank, new 2000 gallon septic tank and new well with very good water. It is set up properly on a gravel pad with 6" flashing and limestone all the way around that not only looks great but creates a mouse free barrier! The yard was seeded (and rolled) to grass last fall (2024). The additions of a large front porch on the north side and another bedroom, family room and mudroom area on the south side of the home give a lot of extra living space. The mudroom which is conveniently located off of the deck, contains a sink, the central vacuum and has lots of space for a freezer and extra storage. The large family room has a whole wall that is chalk board which is fantastic for young (or not so young) minds to be creative and play. Please note that the pictures were taken prior to the tenant moving in and don't show some of the appliances that are included. The tenant would be willing to stay if the new owner was interested. If you are looking for inexpensive living out of town, you will not want to miss this one!

Built in 1977



## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2209219                                        |
| Price          | \$245,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,490                                           |
| Acres          | 1.91                                            |
| Year Built     | 1977                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 445055 Range Road 33 |
| Subdivision | NONE                 |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T0C 0M0              |

## Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Washer/Dryer |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Basement          | None                                                 |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Yard, Front Yard, Level |
| Roof              | Metal                        |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Block                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 135             |
| Zoning         | CR              |

**Listing Details**

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

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