

# \$485,000 - 421032 Rr#15, Rural Ponoka County

MLS® #A2245371

**\$485,000**

1 Bedroom, 1.00 Bathroom, 794 sqft

Residential on 11.14 Acres

NONE, Rural Ponoka County, Alberta

Just Over 11 Acres with Stunning Lake Views  
â€“ Zoned AG!

This charming 1-bedroom home, with an additional small bedroom or den, is set on just over 11 acres of gently sloping land overlooking beautiful Gull Lake. Zoned AG, the property offers exceptional potential for a variety of usesâ€”whether you're looking for a peaceful retreat, hobby farm, or simply the freedom that comes with owning agricultural land.

Originally a senior show home, the house was relocated to this acreage in 1997 and is ideally perched near the west end of the property to maximize the lake view. From the wrap-around deck to the east-facing windows in the open-concept kitchen, dining, and living area, the scenery is truly front and center.

Recent renovations are nearly complete, and the sellers are open to negotiating the final touches. Theyâ€™re also willing to include most of the furniture and possibly even the two 20-foot sea cans, adding valuable storage options.

The growing lakeside community of Gull Lake offers so much to enjoy year-round, from boating and fishing in the summer to skiing and snowmobiling in the winter. Restaurants, entertainment, and a golf course are all close by. You're just minutes from the town of



Rimbey, which offers a full range of amenities, and only 45 minutes to Red Deer for bigger shopping trips and services.

Acreages of this size with AG zoning and such an incredible lake view are hard to come by. Whether you want to relax on the deck and take in the scenery or explore the many possibilities this land has to offer, this property is truly a special find.

Built in 1997

### **Essential Information**

MLS® #	A2245371
Price	\$485,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	794
Acres	11.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	421032 Rr#15
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking	Parking Pad, RV Access/Parking
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### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
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Appliances	Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Pasture
Roof	Clay Tile
Construction	Wood Frame
Foundation	Slab

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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