



GRASSROOTS
REALTY GROUP

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420084 Range Road 252
Rural Ponoka County, Alberta

MLS # A2216656



\$930,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,845 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	9.96 Acres		
Lot Feat:	Landscaped, Pasture, See Remarks, Views, Wedge Shaped Lot		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Bookcases, Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

This one has it all! 9.96 acres with 1850 sq. ft home, large shop, barn and a great view to the west! Well suited for horses with pasture and barn. The spacious open design bungalow with 3 bedrooms upstairs and 2 more in the fully developed basement is great for families. The upgraded kitchen has plenty of workspace, island and features a double oven. The large windows allow an amazing view to the west and north as well as provide lots of natural light. The living room features a gas fireplace and built-in shelving and storage, it also open onto the kitchen, dinette and the formal dining room. The primary suite has deck access and a large walk-in closet off the ensuite with jetted tub and shower. A 4 piece bath, 2 pc powder room, 2 bedrooms and laundry room complete the main floor. The fully finished basement has 2 large bedrooms, versatile recreation area and large media or family room plus a 3 pc bathroom. Other practical and added comfort features include triple pain windows, in floor heat and central air conditioning. There's an attached heated 2 car garage for the daily drivers but if you like to tinker with cars, wood working, welding etc. there is a 42' x 82' shop for all the toys or hobbies. The shop has in-floor heat, mezzanine and oversize door. To top off the country living checklist there's a chicken coop and a large garden area. All this in a great location only minutes to Ponoka, Lacombe, Red Deer etc.