



GRASSROOTS
REALTY GROUP

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**252073 Township Road 431A
Rural Ponoka County, Alberta**

MLS # A2224828



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,988 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached Carport, Quad or More Attached		
Lot Size:	4.23 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows		

Inclusions: N/A

4.23 acres located only 1 minute from town! Enjoy the acreage lifestyle while being close to the amenities of town, this property has a nearly 2000 sq. ft. 3 bedroom home plus large shop and greenhouse. The lot offers a park like setting with a large lawn with blue spruce perimeter. The spacious bungalow has a very versatile and functional one level floor plan, there's 3 bedrooms, 2 bathrooms plus a 3 piece ensuite. There's a spacious formal dining room, living room and a family/sitting room just off the kitchen which leads to a solarium with large windows with a view to the backyard. Off the side entry is the large laundry area as well as the 2 piece bathroom. The furnace has been recently replaced. Connecting the house to the workshop is a 20'x27' enclosed carport with garage door and new door opener. From the carport you can access the 26'x21.5' workshop which is attached to the 40x49 shop. The shop has 2 10'x12' overhead doors as well as a 4 post car lift (as is). There's also a 20'x26' greenhouse for the green thumb in the family. This property is in the county but is connected to municipal sewer, and it's own drilled water well.