



GRASSROOTS
REALTY GROUP

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39, 423002 Range Road 10
Rural Ponoka County, Alberta

MLS # A2230724



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,331 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	1.06 Acres		
Lot Feat:	Corner Lot, Landscaped, Treed		

Heating:	High Efficiency, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	24-42-1-W5
Exterior:	Composite Siding	Zoning:	3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: TV Wall Mounts / Firepit Chairs / Garage Door Remote(s)

Introducing a Former Show Home, nestled in the serene surroundings of Aspen Hill, Gull Lake! This pristine property is just a stone's throw from vibrant water activities, with the added allure of being close to a boat launch. Situated on a mature, tree-lined corner lot, this home is an oasis of peace enhanced by surrounding walking trails and is a nature lover's paradise. The property features an appealing exterior with a wraparound deck and beautifully landscaped yard that invites relaxation and outdoor gatherings. The heart of the home features an interconnected kitchen, dining room and living room that seamlessly blend into one another. The kitchen is equipped with bright white cabinetry, modern LG Thin Q stainless appliances - app allows you to connect with your appliances from anywhere, including a gas stove, fridge (area plumbed for water) basks in year-round sunlight, perfect for culinary activities. The dining area boasts built-in benches with extra storage and leads to the large wrap around deck – perfect for entertaining. Enjoy quiet evenings curled up with a book in the living room with the cozy wood-burning stove. A bedroom and 3 piece bathroom complete the main floor maximizing both comfort and utility. Upstairs, the spacious primary bedroom draws attention with its roomy design, including a large ensuite bathroom complete with soaker tub, separate shower and expansive vanity. Additionally features a walk in closet and west facing upper-level deck. Both bedrooms are enhanced by the convenience of laundry chutes. The lower level of the home offers a bright family room adjacent to a large laundry / craft room, merging practicality with creativity. Automotive and workshop enthusiasts will appreciate the immaculate, heated (by both forced air and wood burning stove), insulated 24x28 garage that includes a spacious bonus room above

ideal for guests. Outdoor living is just as impressive, with the landscaped yard including a fire pit, gazebo, and woodshed, all designed to complement the tranquil surroundings. This Former Show Home is more than just a residence—it's a lifestyle choice, in a peaceful setting, ideal for those seeking serenity, adventure and nature. Only 30 minutes to Red Deer and Sylvan Lake, 45 minute drive to the Edmonton airport and amazing restaurant only minutes away!