



GRASSROOTS
REALTY GROUP

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8, 262065 TWP RD 422
Rural Ponoka County, Alberta

MLS # A2232795



\$749,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Pleasant Hill | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,597 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Driveway, Gravel Driveway, Single Garage Detach | | |
| Lot Size: | 6.55 Acres | | |
| Lot Feat: | Landscaped, Many Trees, Meadow, Private, Rolling Slope, See Remarks, Tre | | |

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|-------------|--|------------|--|
| Heating: | Central, Forced Air, Natural Gas | Water: | Private |
| Floors: | Hardwood, Laminate, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 10-42-26-W4 |
| Exterior: | Composite Siding, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, High S |
| Features: | Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows | | |

Inclusions: catio, pole shed, sea-can shed, hay shelter, wood shelter

The country is calling! 6.55 acre parcel is nestled in the trees with plenty of space for hobby farm dreams on paved roads all the way to your front gate. Meadow and forest, hills and open areas, this property really does have it all including a fenced perimeter. Developed to easily accommodate animals with a corral, hay shelter, pole shed and enclosed storage, stock waterer plus a fully enclosed catio with access in & out via the lower level. A wonderful bungalow and garage with workshop is sure to keep the people happy too. The bungalow has been upgraded with triple pane windows throughout, a new south facing 4 season sunroom with fireplace offers year round comfort. With 3 bedrooms up and one down & 2.5 bathrooms, there's plenty of room for a growing family or guests. Main floor laundry and large mudroom further add convenience & functionality. This home offers 2 wood stoves and one gas fireplace. Fully finished basement with gorgeous tile floor has an addition work/hobby area as well as cold storage. The double detached garage with large workshop has in-floor heating, is wired for RV plug in as well 220v wiring in the workshop. This quiet location offers amazing quick access to both Ponoka and Lacombe.