



**GRASSROOTS**  
REALTY GROUP

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**263059 Highway 604**  
**Rural Ponoka County, Alberta**

**MLS # A2232892**



**\$559,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.84 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	33-41-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Primary Downstairs		

**Inclusions:** fridge, stove, washer, dryer, all blinds and window coverings, garage door opener and 2 controls

Looking to find an affordable property in the country? Look no further! This beautifully maintained acreage is located on pavement between Ponoka and Lacombe. With easy access to Highway 2 and minutes from Wolf Creek Golf Course, this property offers the ideal setting for hobbyists, nature lovers, mechanics, or anyone seeking a quieter lifestyle with room to roam, a cute house and great HEATED SHOP. Take in sweeping countryside views that truly feel like a million-dollar backdrop. The gently rolling, well-kept yard invites you to relax with morning coffee on the porch, tend to your garden, or gather around the firepit under wide-open skies. The home is warm and welcoming, featuring a spacious main floor with an inviting living room that flows into a bright dining area&mdash;highlighted by a newer picture window (2012) that perfectly frames the stunning landscape. The kitchen offers ample space for meal prep, and the upper-level bedrooms provide cozy, restful retreats. Enjoy peace of mind with key updates, including a new furnace (2025) and shingles (2021). The property also includes a 32' x 40' heated shop with 220 power&mdash;ideal for projects, storage, or a home-based business&mdash;plus a detached double garage and a security system for added comfort. This is the most scenic land in Central Alberta! This property is a must-see. A rare opportunity to own a versatile acreage with the beauty of the countryside and the convenience of town access close at hand.