



GRASSROOTS
REALTY GROUP

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424055 HWY 2A
Rural Ponoka County, Alberta

MLS # A2241927



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,332 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: window coverings

Opportunities like this don't come along often in Central Alberta with excellent access to Ponoka and major highways. There is +/- 6 acres that offers a great balance of space, privacy, and income potential. The land is a mix of hay and pasture, making it ideal for a few animals or just a little extra space. . The 1,300 sq ft home has seen recent upgrades including new siding and several windows in 2024, with the roof updated approximately 8 years ago. Inside, the open-concept kitchen and spacious living room create a warm, inviting space—perfect for entertaining. The main floor primary bedroom features a private ensuite, and a second main floor room is currently set up as a home office. Upstairs, there's a bonus room/loft and an additional room previously used as a bedroom, offering flexibility for families or guests. The property also features excellent outbuildings: a 27' x 25' double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20' x 40' shop with poured concrete floor, power, and a mezzanine—ideal for projects, equipment, or a small business. There is also a Salon . Acreages for this price point don't come up often in Central Alberta!