



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**440042 Range Road 274**  
**Rural Ponoka County, Alberta**

**MLS # A2243432**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	12.33 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	5-44-27-W4
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, 12x16 steel clad storage shed, woodshed, garage door opener and 2 controls, Garage door opener and 2 controls for shop, garden shed

This acreage presents the perfect blend of comfort, privacy, and country living set on 12.33 acres in scenic Central Alberta. Nestled among mature trees, this picturesque property offers a peaceful lifestyle with all the space and amenities you need. Step inside to a bright and welcoming, 1921 sq. ft. Bungalow. There have been several upgrades over the years with an addition added in 2001. The main floor, where the open-concept of the kitchen is bathed in natural light and offers a functional layout perfect for both everyday living and entertaining. The cozy living room features a charming wood-burning stove, creating the perfect spot to unwind. Enjoy year-round relaxation in the 4 season sunroom. It is an ideal place to take in the peaceful surroundings and is complete with huge windows and heated floors. The main floor also hosts a well-equipped laundry room complete with built-in storage and a utility sink, along with the spacious primary bedroom and one of the home's three full bathrooms. The lower level offers two additional bedrooms, a third bathroom, ample storage space, and potential for future development tailored to your needs. Outside, the property truly shines. The beautifully landscaped yard is a showpiece, surrounded by established trees that provide shade, privacy, and stunning views in every season. A detached 32' x 32' garage and a well-appointed 36' x 48' shop provide excellent space for vehicles, tools, and hobbies. Both the garage (shingled in 2021) and the house (new shingles in 2024) are in excellent condition. The garage and shop are both wired for 220, each include a dehumidifier, and the shop is equipped with an 80-gallon air compressor, making it ideal for a variety of uses. Whether you're looking for a serene retreat, room to grow, or space to pursue your hobbies, this acreage

offers it all—comfort, functionality, and the tranquility of country living.