



GRASSROOTS
REALTY GROUP

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**1260036 Township Road 420
Rural Ponoka County, Alberta**

MLS # A2247460



\$559,000

Division:	Spruce Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,610 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	2.45 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Slope		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Lovely acreage in Spruce Ridge Subdivision at Morningside is awaiting its new family! This one owner home has been cared for over the years and has a pleasing floorplan - main level boasts over 1600 square feet and the basement has over 1500 square feet - partially developed. The main level features the kitchen with a breakfast nook, formal dining area and spacious living room! Three way fireplace separating the living room and dining room - giving ambience and warmth on the cool mornings and evenings. Three bedrooms on the main level including the primary bedroom with a 3 piece ensuite and walk in closet. Four piece bathroom and main floor laundry complete this level. The walkout basement has the 4th bedroom, 4 piece bathroom and an oversized family/games room. Plus part of the basement is unfinished and is awaiting your design. Part of the yard is fenced to keep the children and pets inside! This home is in it original condition and shows well - lots of potential and is in a superb location - close to Lacombe and Ponoka with easy access to the QE2! (New pressure tank in 2020, one hot water tank replaced in 2016, air conditioner is operational)