



**GRASSROOTS**  
REALTY GROUP

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**433042 Range Road 221 # 117**  
**Rural Ponoka County, Alberta**

**MLS # A2248529**



**\$720,000**

<b>Division:</b>	Red Deer Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Tree		

**Heating:** In Floor, Fireplace(s), Forced Air

**Water:** Well

**Floors:** Tile, Vinyl

**Sewer:** Septic Field, Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 23-43-22-W4

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** Recreational

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** Fridge, Stove, Microwave, Wine Fridge, Window Coverings, Wired Black Pantry Shelving, Garage Door Opener & Controller(s), Washer, Dryer, Reverse Osmosis System, Surround Sound System & Components, TV Mounts, White Theatre Shelving Units(2), Pool Table & Accessories, Rain Barrels, Septic Boulder Cover, Security System(unmonitored), 3 Bar Stools, Raised Garden Beds(6), Greenhouse, Bunk House, Shed, Central A/C.

Your Country Escape Awaits! Welcome to pristine country living on 1.1 beautifully landscaped acres in the sought-after Johnson's Beach subdivision. A scenic paved drive leads you home, where a private, tree-lined entrance opens to a large heated garage with additional storage rooms—perfect for vehicles, hobbies, and extra storage and even RV power outlets. Once here, relaxation comes naturally. Fire up the BBQ on the composite deck, curl up for a nap in the charming bunkhouse, or spend quiet time in the greenhouse. The screened-in room offers sheltered outdoor living, complete with natural gas for your fire table and plenty of space to visit with friends or catch the game on satellite TV. Inside, style meets comfort in an airy open-concept design. Soaring 18' tongue-and-groove ceilings and walls of windows bathe the space in natural light, creating a breezy beach-house vibe in summer and a warm, cheerful atmosphere in winter. The gourmet kitchen will inspire any home chef with its suite of Frigidaire Professional appliances and granite counter-tops, while the spa-like bathroom—with its clawfoot tub and sparkling crystal chandelier—invites you to slow down and savor the moment. The primary bedroom offers vaulted ceilings, transom windows, and a built-in wardrobe. A second bedroom and laundry room complete the main level for added convenience. The fully finished lower level is just as impressive, featuring a darkened media/games room complete with white cabinets, surround sound system, pool table. Completing the level are two bright bedrooms, a stylish second bathroom, and an indulgent infrared sauna. Additional features include insulated interior walls for soundproofing, a reverse osmosis water system, tankless water heater, operational in-floor heating, central A/C, and automated underground sprinklers. Whether

you're looking for a four-season primary residence or a weekend retreat, this property offers exceptional comfort, style, and value. Johnson's Beach is just 30 minutes east of Ponoka and 60 minutes southeast of Edmonton.