



GRASSROOTS
REALTY GROUP

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

2, 431014 Range Road 250
Rural Ponoka County, Alberta

MLS # A2248917



\$687,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,089 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	8.90 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Gentle Sloping, No Neighbours Behind		

Heating:	Boiler, Combination	Water:	Well
Floors:	Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-43-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: na

Country Bungalow on 9 Acres Located close to Ponoka and not in a sub division. Private & Peaceful Living, Escape to the tranquility of the countryside with this charming 3 bedroom, 2 bath bungalow set on 9 picturesque acres. Key Features: Main Floor Laundry & Convenient and accessible for everyday living. Beautiful Orchard & Enjoy fresh fruit right in your own backyard. Multiple Outbuildings & Perfect for storage, workshops, or hobby use, an insulated tack shed. Fenced for Animals & Ideal for hobby farming, horses, or livestock. Spacious Yard & Open Views & Plenty of room for gardens, play, and outdoor gatherings. This property offers the best of rural living with the comfort of a well-maintained home. New shingles, siding and windows are a plus. Whether you're looking to start a small homestead, enjoy hobby farming, or simply find peace and privacy, this property has it all. Your private slice of country paradise awaits! Three water locations on the property, perimeter fenced and many outbuildings