



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 – 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. 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. 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!