



GRASSROOTS
REALTY GROUP

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13009 53 Highway
Rural Ponoka County, Alberta

MLS # A2249692



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,072 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Gated, Gravel Driveway, Heated Garage		
Lot Size:	6.15 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Irregular Lot, Low Maintenance Landscaping		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-42-1-W5
Exterior:	Mixed	Zoning:	RA
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, Primary Downstairs, Storage, Vinyl Windows		

Inclusions: Kitchen and garage fridge, stove, dishwasher, washer/dryer, Under sink RO, wood shelf in living room, hanging plant bar, porch swing, hot tub, TV in garage, tarp shed and winch system, greenhouse, rain barrel system, fire pit and cat house, sled ramp, aerator, seed packer,

Set on 6.15 acres in peaceful Ponoka County, this well-kept acreage blends timeless country charm with practical living. Pavement leads to a secure gated entrance, with mature trees offering privacy from the road. A classic wrap-around covered porch—complete with an oversized swing—overlooks a tranquil pond, creating the perfect setting for a slower-paced, rural lifestyle surrounded by nature. The main floor features a spacious primary suite with a large ensuite and walk-in closet, while three generous bedrooms upstairs provide comfortable accommodations for family or guests. The open-concept main living area is bright and welcoming, ideal for both daily living and entertaining. A triple attached garage, upgraded with added insulation, offers functionality year-round. Recent improvements include flashing repairs, the addition of new eavestrough and a new roof (Fall 2024). Outdoors, a hot tub offers serene pond views. The decking under the hot tub was recently rebuilt. Ample space for equipment, toys, or hobbies is available with multiple storage structures, including a tarp shed. The property is well-treed for privacy while maintaining open yard space featuring a garden and an area recently cleared for a permanent shop. The layout of the property allows for equipment and RVs to be stored out of sight of the road without obstructing the views from the house. Conveniently located just minutes from Gull Lake and a short drive to Rimbey, Bentley, and Sylvan Lake.