



GRASSROOTS
REALTY GROUP

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**440080 260 Range Road
Rural Ponoka County, Alberta**

MLS # A2251526



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,336 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Front Drive		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Gard		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Open Discharge, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	1-44-26-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Sump Pump(s), Suspended Ceiling		

Inclusions: automatic water

Situated on 4 acres of land with Ag Zoning, surrounded by mature trees, this inviting 3-bedroom bungalow is perfectly suited for anyone who loves animals, gardening, and the peace of country living. The property features 2 detached garages (26x24 & 18x22), along with a wide variety of powered outbuildings designed for functionality and rural charm. Recent updates to the home include a newer deck, just 3 years old, and a fenced patio area with easy access. The bungalow features a bright, open floor plan with large windows that fill the living space with natural light, offering beautiful views. Hardwood floors flow through the main living area, while Italian porcelain tile adds a touch of elegance to the 2 main bedrooms. The main level also includes 1.5 baths & a mudroom. A brand-new hot water tank (2025) adds peace of mind, as well as most windows being upgraded to vinyl windows. The laundry is in the unfinished basement with lots of additional space for storage. For those with animals, the land is fully set up with two large, fenced and cross-fenced pastures. The north pasture includes horse and sheep shelters along with a corral, while the south pasture provides a spacious horse and animal shelter. A third southwest pasture has a lean-to style shelter and is partially fenced bordered naturally by a creek, adding to the property's versatility. Additional features include a small animal pen with its own shelter and automatic waterer, ensuring livestock are well cared for. The range of powered outbuildings is truly impressive. You'll find a pole/tack shed, chicken feed shed, rabbit hutch (half shed), chicken coop, and a fully insulated poultry house complete with a partially covered attached poultry run. A red barn offers both storage and a separate poultry area with its own fenced and covered run. There is also a garden shed with power, a wood shed, and a charming

barn wood greenhouse, all supporting the property's self-sufficient lifestyle. Gardening enthusiasts will appreciate the abundance of raised and in-ground garden spaces, along with mature fruit trees and bushes scattered throughout the yard. Saskatoons, moonshine berries, crab apples, a five-variety grafted apple tree, multiple cherry trees, large raspberry patch and smaller strawberry patch and a large mature asparagus patch offer seasonal harvests, while the many established trees and lilacs provide both shelter and privacy, as well as beautiful spring blooms. The home and property have had upgrades, including a new well pump in 2018, plus water treatment systems such as a softener, reverse osmosis, UV filter, and iron filter—all serviced this year. All together, this property blends comfort with functionality, offering a private peaceful retreat where every detail has been designed to support both a hobby farm lifestyle and the simple joys of country living.