



GRASSROOTS
REALTY GROUP

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41 Centre Street
Rural Ponoka County, Alberta

MLS # A2253021



\$650,000

Division:	Frank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,388 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	6.77 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Many Trees, Nat		

Heating: Boiler, Fireplace(s), Natural Gas, Wood

Water: Well

Floors: Carpet, Vinyl

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Concrete, Wood Frame, Wood Siding

Zoning: Country Residential

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub

Inclusions: Generator is negotiable

WELCOME TO PONOKA COUNTY, ALBERTA! Are you looking for a custom home on 6.77 acres, surrounded by nature in fabulous proximity to Ponoka and Lacombe? If you're not, why not? What's the matter with you?? Offering a vaulted great room featuring a grand brick fireplace, A hybrid open concept living and dining room which opens onto a spectacular sunroom and from there carries out onto the massive deck overlooking your beautiful property. Back to the kitchen - so. much. cupboard space! Complete with real wood cabinets and kitchen island. The Master Bedroom offers a 3 piece ensuite, lots of closet space and a separate shower from said ensuite. A 4 piece main floor bathroom and a spare bedroom with floor to ceiling closet doors and built-in organizers complete the main floor. Downstairs we find a healthy family room and a continuation of that great brick fireplace with its own wood burning insert here as well. Behind that is a very well insulated cold room. Another custom bathroom gives us a total of three and three more good bedrooms make five total. Five is a lot of bedrooms in a house so they took the fifth and put in custom built-ins so that it could pull double duty as a craft room. A very healthy sized double garage opens into the walk-out entry way, where the laundry is also conveniently located. The home is heated by a boiler system and enjoys glorious radiant heat! A well and septic system service the home. Two sheds, fruit trees and a paved driveway which has been resealed every year complete this wonderful acreage. This is Alberta, Amen!