



GRASSROOTS
REALTY GROUP

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445072 Range Road 265
Rural Ponoka County, Alberta

MLS # A2258745



\$595,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	15.57 Acres		
Lot Feat:	Other		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-44-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, 3 storage sheds, 4 outbuildings, Barn, 3 cattlesheds, firepit, 2 stock waterers, outdoor camp kitchen

Escape to the country with this 15.57-acre property close to the Highway 2 corridor, 15 minutes to Ponoka and Wetaskiwin, and 50 minutes to Edmonton. It offers the perfect setup for animal lovers or anyone looking for space, privacy, and fresh air. Situated on a mature yardsite, the well-designed home offers 3 bedrooms and 2 bathrooms, thoughtfully laid out for both comfort and function. Step inside to a welcoming entryway that leads into a bright and spacious living room filled with natural light. The kitchen is a true centerpiece with ample counter space, abundant cabinetry, a corner pantry, and even a built-in desk for added organization. A designated dining area makes mealtime gatherings easy, while the nearby laundry room adds everyday convenience. Two bedrooms with closet space and a full 4-piece bathroom complete one wing of the home. The primary suite features a large walk-in closet and a 5-piece ensuite, offering the perfect place to unwind at the end of the day. Outdoors, the property is set up to accommodate livestock or hobbies with a large barn, 3 cattle shelters, multiple storage sheds, stock waterers and 4 versatile outbuildings. A unique highlight is the designated campground area, complete with an outdoor camp kitchen, children's play equipment, and a central firepit for the ultimate spot for family and friends to gather, relax, and make lasting memories. There is also a great space for a hay crop. This affordable acreage has been well taken care of and is the perfect place for a hobby farm.