



**GRASSROOTS**  
REALTY GROUP

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**431028 Range Road 255**  
**Rural Ponoka County, Alberta**

**MLS # A2259209**



**\$899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,749 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.86 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	7-43-25-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings		

**Inclusions:** Yard decor negotiable, freezer in basement will stay

An incredible opportunity 30 YEARS in the making & and these do NOT come around often!! Just under 7 Acres of flat, usable land with the biggest and best shelterbelt you may EVER see. This acreage has so many points to hit&hellip;..solid house, originally built around 1930s with an extensive addition and renovation in 1981 and continuous upgrades over the last few decades. You have a one of a kind solid oak double spiral staircase that takes you from the upper level loft down to the basement! The interior fireplace and exterior of the home feature true Colorado stone that was hand-picked and trucked across the border to make this home unique. There are upgraded steel framed front and rear decks, mounted to screw piles & so never a worry there about rot or settlement. A complete kitchen renovation took place in 2015, new roof and windows in 2021 and all new paint, master bedroom flooring and basement reno in 2024. A new well was drilled in 2003 and the septic mound was added within recent years as well. The barn has a tin roof and with a little TLC could be a true STUNNER & WHO DOESN&rsquo;T LOVE a Hip roof barn?!?! Inside you will find 5 box stalls and large pens ready to go - It measures 30ft wide x 44ft long. There is also a heated farm shop! 43ft wide with a 20ft x 14ft high door and 50ft long. Big Power. Tons of Room and everything you need. There is an outdoor riding arena with a fantastic sand base (just needs worked up as it hasn&rsquo;t been used in many years) and tons of room for paddocks & all ready for you to set up for your own livestock needs. This LOCATION is absolutely spectacular, and the peace and quite with no immediate neighbors while being minutes to town is VERY UNCOMMON!!

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