



GRASSROOTS
REALTY GROUP

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2, 431014 Range Road 250
Rural Ponoka County, Alberta

MLS # A2265893



\$648,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,089 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	8.90 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Gentle Sloping, No Neighbours Behind		

Heating:	Boiler, Combination	Water:	Well
Floors:	Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-43-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: na

MOTIVATED SELLERS!!!! Peaceful Country Bungalow – Just 10 Minutes East of Ponoka! Discover this charming 3 bedroom, 2 bathroom bungalow perfectly situated on a quiet dead-end road. Enjoy the freedom of no building restrictions and the privacy of a fully fenced property complete with multiple outbuildings, water service, and 220 power. Ideal for hobby farming, animals, or anyone seeking space and tranquility. Comfortable main-floor living with functional layout and country charm throughout. A great opportunity for rural living just minutes from town conveniences! Walkout basement with an attached oversized double car garage was added in 1992. As well as in floor heat on the main floor and basement are economical and warm! Outside there are multiple kinds of fruit trees, lovely garden and walking trails.