



GRASSROOTS
REALTY GROUP

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2, 431014 Range Road 250
Rural Ponoka County, Alberta

MLS # A2265893



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,089 sq.ft.	Age:	1960 (65 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 double car garage are a bonus. 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.