



**GRASSROOTS**  
REALTY GROUP

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**440080 Range Road 260**  
**Rural Ponoka County, Alberta**

**MLS # A2266404**



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Few Trees, Fruit Trees/Shrub(s), Garden, Greenbelt, Lawn,		
<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-44-26-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Open Floorplan

**Inclusions:** Water Tanks/Troughs

WELCOME TO THE HEART OF ALBERTA! 4 acres of hobby farm situated in the rolling hills of Ponoka County, come find a very nicely updated farmhouse with lots of custom features. Open concept kitchen/dining room with tons of cabinet space, a peninsula island and real wood cabinets. Opening onto the spacious living room and formal front entry, with big south facing windows to flood the space with daylight. A four piece bathroom with big jet tub completes the space. Down the hall two bedrooms greet you, both with custom porcelain Italian floor tiles. A third bedroom/office at the other end of the home off of the large working entry way, and a half bath conveniently situated to wash up right as you come in from chores. Downstairs, a dry, solid basement where the laundry resides, with water conditioning system servicing the well, which produces 10 bpm for you and the livestock. You'll also find a big cellar and a flex space which was probably originally a bedroom. Out front of the home is an amazing patio with a great wood deck, shrubs enclosing you in from the northern elements, an excellent view across the valley to the south and a spectacular backyard with enough variety of fruit trees that I'm tempted to name it an orchard. Down below are a bunch of pens/corrals for horses, cows and even pigs. The barn has a caged breezeway all the way over to the coop for some very lucky chickens and ducks. Another garden area out in the barnyard, this one all fenced to keep our deer friends away. The original garage shares the same new shingles that the house has, and also has a cooler built onto one side, with an overhang and dog/cathouse off of the other. Lastly, a newer 26'x24' double detached garage complete a whole lot of infrastructure. The pavement of QE2 is just a shy of a mile away, your vehicles will thank you, the airport is

35 minutes and Ponoka is less than ten minutes if you drive like me, probably more like ten minutes if you drive like you. Wonderful next door neighbours, but don't be fooled by the back fence line, this property actually extends all the way down the hill to the creek that splits the two properties but that was a pain to fence so they fenced up on the hill instead. Ladies & Gentlemen, this is Alberta, Amen.