



GRASSROOTS
REALTY GROUP

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15 Creek Road
Rural Ponoka County, Alberta

MLS # A2266778



\$869,000

Division:	Wolf Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,438 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	1.27 Acres		
Lot Feat:	Garden, Landscaped, Paved, Private		

Heating:	High Efficiency, Forced Air	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	3-42-26-W4
Exterior:	Concrete, Stucco	Zoning:	6
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	NA
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Beautiful acreage with all the bells and whistles! This fully finished home offers granite counters, a gas cooktop, and central air conditioning. The open main floor features a bright kitchen and living area with 2 spacious bedrooms. The finished basement adds 2 more bedrooms and a large family room. Enjoy both a double attached and double detached garage, plus a gas BBQ hookup and private outdoor space. A perfect blend of country living and modern comfort, just minutes from town! Perfectly situated close to the highway 2 corridor and between Lacombe and Ponoka.