



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**274052 Township Road
Rural Ponoka County, Alberta**

MLS # A2283047



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,690 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	17.50 Acres		
Lot Feat:	Dog Run Fenced In, Landscaped, Pasture, Yard Drainage, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Private Sewer, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	29-42-27-W4
Exterior:	Concrete	Zoning:	CRH
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Standing Panels in farmyard, sea-can, central vacuum w/attachments, Wall mounted TV in basement, shelving in attached double garage, window coverings.

17.5 acres zoned Country Residential Hobby, well suited for rural living with extensive fencing, water systems, and outbuildings and a 2,600+ sq. ft. home with 5 bedrooms. Originally built in 1946 (per tax records), the home was extensively rebuilt and expanded to its current size in the 1970s. Highlights include cedar vaulted ceilings in the great room with wood-burning fireplace, office with built-in desk and cabinetry, butler's pantry (with laundry room) off the main kitchen, large dining area accommodating 10–12, and abundant storage and closet space throughout. A three-season sunroom off the great room adds additional living space. Basement access to the double attached garage and double carport. The land is fenced and cross-fenced for rotational grazing (wood or panel fencing only, no wire) with electric waterers servicing paddocks and barn, making it highly functional for horses or livestock. The established yard offers excellent drainage, circular driveway, firepit area, and dawn-to-dusk yard lighting. Outbuildings include a 40’x60’ barn with 10 box stalls, 6 dog kennels, concrete floors, power, loft, chicken coop, and 8 outdoor dog runs with 8’ panel fencing; a 50’x152’ Quonset with concrete floor and drive-through doors for machinery access; a shop/garage with concrete floor, power, loft, full-length lean-to, and new concrete driveway/parking pad (2025); and a 66’x310’ hay shed/loafing barn. Major updates include metal roofing on the house and barn, new windows (2021), two Lennox furnaces (2021), hot water tank (2021), furnace and duct cleaning (Aug 2025), and septic pumped Jan 2025. Centrally located—approximately 40 min. to Red Deer, 20 minutes to Rimbey, Ponoka, or Lacombe, and 7 km to Crestomere.