



**262053 Township Road 444
Rural Ponoka County, Alberta**

MLS # A2288159



\$424,911

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,552 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	2.99 Acres		
Lot Feat:	Many Trees		

Heating: Baseboard, Forced Air, Propane

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: Separate Entrance, Skylight(s), Vaulted Ceiling(s)

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 22-44-26-W4

Zoning: AG

Utilities: -

Inclusions: FRIDGE , STOVE , DISHWASHER , MICROWAVE , WASHER , DRYER ,

Discover a peaceful retreat as you enter this stunning gated 2.99-acre property, offering the perfect blend of natural beauty and functional living! Wonder through the manicured walking trails, or gather with friends and family around your private fire pit under the stars. There is a wellhouse that has a mezzanine above for extra storage or a great space for the kids to make their own. The property also features a spacious quonset, ideal for storage or a workshop. The home has many upgrades including flooring, hot water tank, reverse osmosis under sink, shingles, front gate siding, skirting and windows. As well as a large deck for having bbq's with friends and family or maybe a hot tub if you so choose to invest in one. The cozy mobile home, powered by propane, provides a comfortable living space, making this the ultimate escape from city life. Whether you're looking for a weekend getaway or a serene place to call home, this property offers endless possibilities.