



431030 Range Road 245
Rural Ponoka County, Alberta

MLS # A2292574



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,083 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	21.70 Acres		
Lot Feat:	Few Trees, Front Yard, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, garage door opener and 2 controls, garden shed, barn outbuilding, stock waterer

RARE FIND!! Experience the space and tranquility of country living with this beautiful 21.7-acre parcel! Surrounded by mature trees and natural landscaping, this property offers privacy, functionality, and plenty of room to enjoy the outdoors. Step inside the well maintained bungalow to a welcoming living room filled with natural light from large windows. The kitchen is well-equipped with stainless steel appliances and flows seamlessly into the spacious dining area, which offers ample room for family meals and gatherings. The main floor features a comfortable primary bedroom, a second bedroom, and a full 4-piece bathroom, along with the convenience of main-floor laundry. The lower level adds additional living space with a third bedroom and a new remodelled bathroom. The remainder of the basement is currently utilized as a family/recreation area and remains largely unfinished, offering excellent potential to develop additional living space to suit your needs. In-floor heating in the basement bathroom adds comfort during the cooler months. Several important updates have already been completed, including a newer furnace, hot water tank, and pressure tank, along with a well that was drilled just four years ago. The home, barn, and garage have also recently received new shingles, adding peace of mind for years to come. Outside, the property truly shines. The beautifully treed yard offers privacy and character, while apple trees, a perennial garden, and a large garden plot provide the perfect setting for those who enjoy gardening or a self-sustaining lifestyle. A detached double garage and barn offer additional storage and functionality for acreage living. This property offers endless possibilities, whether you're looking for space for animals, recreation, or simply a quiet country retreat only minutes from town.