



425016 Range Road 250
Rural Ponoka County, Alberta

MLS # A2295965



\$825,000

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|------------------|-------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | Bungalow | | |
| Size: | 0 sq.ft. | Age: | 1969 (57 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 35.00 Acres | | |
| Lot Feat: | Many Trees, Private, Secluded | | |

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|--------------------|------------------------|-------------------|--------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet | Sewer: | Pump, Septic Tank |
| Roof: | Metal | Near Town: | Ponoka |
| Basement: | Full | LLD: | 36-42-25-W4 |
| Exterior: | Wood Frame | Zoning: | Chain Lakes Special Area |
| Foundation: | Block, Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Major Use: Mixed

Discover the ideal combination of privacy, generous space, and everyday convenience with this 35-acre property, located just minutes from town. From the moment you arrive, this 1,377 sq. ft. bungalow and oversized garage set a warm, welcoming tone. Step inside to a bright kitchen featuring a center island, the perfect hub for family meals and entertaining. Just off the entry, you'll find convenient main floor laundry complete with a new washer and dryer (2024). The open dining area easily accommodates a full-sized dining suite, while the spacious living room is bathed in natural light from two large bay windows. A cozy corner wood-burning stove with a classic brick surround creates the perfect gathering spot for relaxation and connection. Down the hall, a versatile bonus room currently used as a quiet reading nook could seamlessly become a home office, hobby room, or additional bedroom. A full 4-piece bathroom and a comfortable primary bedroom complete the main floor. The fully finished lower level expands your living space with an additional bedroom, two generous recreation rooms, a convenient 3-piece bathroom, and a dedicated furnace/utility room. Extensively renovated in 1991, the home blends timeless charm with lasting quality and modern functionality. The basement features a professionally installed weeping tile system and super sump pump, ensuring a dry and secure space. Outside, a large wraparound deck overlooks the private, park-like yard, framed by mature trees that offer both beauty and natural wind protection. The property is fully perimeter-fenced and cross-fenced—perfect for livestock or horses. Supporting features include a spacious 40' x 60' insulated quonset with an 18' x 12' overhead door, with all shelving and workbenches included. Additional improvements include well-maintained corrals, a chicken coop,

garden shed, and a reliable stock waterer. Whether you're seeking a serene rural retreat or the ultimate acreage to embrace country living, this exceptional property truly has it all.