



**431028 Range Road 255**  
**Rural Ponoka County, Alberta**

**MLS # A2298926**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,749 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.86 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-43-25-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings		

**Inclusions:** None

NOT IN a subdivision and NO IMMEDIATE neighbors. An incredible opportunity 30 YEARS in the making!! Just under 7 Acres of flat, usable land with an incredible shelterbelt. This updated character home blends charm and function, featuring stunning oak spiral staircase, Colorado stone fireplace and major upgrades throughout (kitchen-2015, windows & roof-2021, paint, flooring-2024 and more!). Newer front and rear decks on steel screw pile anchors, and everything outside you need for livestock, horses and the mechanic in your life. A hip roof barn that is 30ft W x 44ft L with 5 box stalls and large pens ready for critters. The XL heated farm shop is 43ft W x 50ft L with a 20x14ft high door &ndash; so much space for working, welding, mechanic and storage! Peaceful, private and just minutes to Ponoka &ndash; this is acreage living at its best!