



**37, 423002 Range Road 10
Rural Ponoka County, Alberta**

MLS # A2114900



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	947 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	1.40 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full, Walk-Out To Grade	LLD:	24-42-1-W5
Exterior:	Wood Frame	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

Just in time for Summer! Welcome to Aspen Hills at Gull Lake, perched up on the hill, overlooking the Gull Lake. Enjoy the Boat launch and Beach, only minutes away, private property is surrounded by mature trees and behind gated community. Home is presented with total developed sq. footage of 1800 which includes the Walk-Out Basement. Featuring 9' ceilings and Modern decor and Illuminated with plenty of Natural Light. Main level was redesigned and modernized boasting Original Hardwood Flooring, Open concept design encompassing a Larger Primary Suite, huge Walk-in closet, Country kitchen with Natural sun shining through, plus 2-Stone gas FIREPLACES. Mechanical was Upgraded: Furnaces, Wiring, Plumbing and more. Drilled well with Good Water, Septic tank and field. Enjoy the OVERSIZED Double Garage for the cars, trucks or toys and workspace. SURROUNDED BY NATURE, the area is full of a local Moose, Deer, variety of Birds and more for year-round enjoyment. Great Value All Year round!