



**32 Morning Meadow Drive
Rural Ponoka County, Alberta**

MLS # A2123915

\$534,900



Division:	Morning Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,364 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	5.24 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-42-26-W4
Exterior:	Wood Frame	Zoning:	3
Foundation:	Other	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: n/a

Conveniently located between Lacombe & Ponoka this 5.24 Acreage is surrounded by trees and completely fenced. This bungalow has had a newer kitchen with beautiful maple cabinets and eating bar separating the kitchen & dining room. Appliances are only 3 years old. There are hook ups for either a gas stove or electric (& room for a 36" gas stove). The large living has a large picture window over looking the front yard. Three bedrooms, a four piece bath, a two piece bath, and main floor laundry in the large back entrance complete the main floor. There are two more large bedrooms in the basement, ample storage, a cold room, and spacious family room. The yard is completely fenced with lots of trees and perennial beds to enjoy through the seasons. You can enjoy the morning sun from your front porch enjoy summer evenings on the large deck in the back yard. The garage/workshop is insulated with a metal roof. This acreage is located under 5 minutes to the Wolf Creek Golf Course!