



**420067 Range Road 252
Rural Ponoka County, Alberta**

MLS # A2124943



\$649,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,216 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	19.35 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Landscaped, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	2-42-25-W4
Exterior:	Vinyl Siding	Zoning:	CRH
Foundation:	Piling(s)	Utilities:	Natural Gas Connected
Features:	Kitchen Island, See Remarks, Vinyl Windows		

Inclusions: Arena Panels, 1 Auto Water, All Horse Shelters

The perfect Horse Acreage, minutes away from Ponoka! This well maintained property offers the perfect blend of functionality and comfort for both you and your horses. Conveniently located close to multiple arenas, HWY 2 and HWY 2A but without sacrificing the tranquility of rural living and privacy. All rail fenced, with an outdoor arena featuring sand footing, round pen, many cross-fenced areas for grazing, plenty of pens, and to top it off a large Pole Shed for hay storage. The heated barn includes two stalls and a recently spray foamed roof. A heated shop with two 10x10 overhead doors provides ample space for storage and projects. The 1999 mobile home has been lovingly maintained, featuring three bedrooms, one being a spacious master with an ensuite bathroom. Recent flooring updates with a western touch throughout. The living room offers a perfect vantage point to enjoy views of your horses. This home is cozy! A spacious deck off the front of the home provides additional space for relaxation, while the fire pit in the front yard is perfect for entertaining guests on those warm summer evenings.