



262011 Township 422
Rural Ponoka County, Alberta

MLS # A2125115



\$729,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,440 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, RV Access/Pa		
Lot Size:	13.84 Acres		
Lot Feat:	Close to Clubhouse, Landscaped, Pasture, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-42-26-W4
Exterior:	Vinyl Siding	Zoning:	CRH
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Storage shed, hay shed, 2 horse shelters, the basement couches, hot tub

Welcome to this beautiful 13+ acre ranch style bungalow only minutes from Wolf Creek Golf Course and Resort! You'll find fresh paint and new flooring in this well maintained home just north of Morning Side. The over-sized 30x26 double garage is heated for your comfort and storage needs. The fresh, bright, walkout basement has in-floor heat! There are 4 corals on the north side of the house (gates open to make 2 larger corals with access to water! On the west side there are 3 more corals with portable fencing. You have 11 acres of pasture and a smaller pasture on the north side. In the south yard you will find a standard size open riding arena! There is no shortage of room to relax or play on this pristine piece of land with easy access to highway 2 you are only about 30 minutes to Red Deer or 55 minutes to the Edmonton Airport! The opportunities are endless!