



423062 Range Road 243
Rural Ponoka County, Alberta

MLS # A2128360



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,418 sq.ft.	Age:	1997 (27 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	38.31 Acres		
Lot Feat:	Private		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: ICFs (Insulated Concrete Forms)

Foundation: ICF Block

Features: Granite Counters

Water: Well

Sewer: Pump

Condo Fee: -

LLD: 21-42-24-W4

Zoning: Agricultural

Utilities: -

Inclusions: Curtains, work bench and shelving in shop, water conditioning equipment (in shop), electric fireplace

Here is country living at it's finest on this 38.31 acre parcel, that includes a sprawling 1343 sq. ft bungalow with fully developed basement, 2 pole sheds, a hayshed and heated shop! The hayshed could also work as a riding arena. This home reflects charm with modern convenience, and is nestled on a maturely landscaped yard site. There is a newer oversized 29' 8" x 26' 8" attached garage and a sizable heated shop; catering to all your storage and hobby needs. Inside, you'll be greeted by a beautifully updated interior featuring an open layout, designed for effortless entertaining and family life. The main level offers a spacious kitchen with a large pantry. There are granite counter tops, and ample cabinet and counter space; perfect for culinary enthusiasts! Additionally, there's a spacious cozy living room where you can unwind after a long day. Luxury vinyl plank flooring adorns throughout. With 6 bedrooms and 3 baths, there's plenty of space for everyone to find their own retreat! The primary bedroom features an ensuite and a convenient walk-in closet. Step outside onto the expansive wrap-around deck and soak in the awe-inspiring views of the countryside. There have been many upgrade to this property including new garage shingles in 2019, all Poly B plumbing lines have been replaced with Pex plumbing lines (2024). There has been a new septic pump added, and redirected pump out that complies with Subdivision requirements per: the Ponoka County. There is an abundance of pasture land, that is partially fenced, and mature trees for privacy. Conveniently located within 10 minutes to Ponoka, and the Highway 2 corridor. What a great place to bring the livestock, kids and pets. There's no place like HOME!