



11 253050 Township Road
Rural Ponoka County, Alberta

MLS # A2129582



\$649,000

Division:	Sandhills		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,368 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	2.68 Acres		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Many Trees		

Heating: In Floor, Fireplace(s), Forced Air

Water: Well

Floors: Carpet, Hardwood, Vinyl Plank

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: CR

Foundation: ICF Block

Utilities: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: n/a

Discover Acreage Living! 2.68 acres in Sandhills Estates only minutes to Ponoka and a short drive to Lacombe or Red Deer. Nicely landscaped lot with garden area, raised garden beds and many planted trees frame the yard site. The 1368 sq. ft. modified bi-level home is designed for function and practicality with 5 bedrooms, 3 bathrooms, finished basement and a double attached garage. The main floor and lower level have just been freshly painted, just bring your furnishings and set up! The living room has a great view to the west, vaulted ceiling and a gas fireplace. Spacious kitchen with family dining area, great island and walk-n pantry. The dining area has garden doors leading to a covered deck plus the ground level deck which is ideal for relaxing or entertaining. A large primary suite with 3 piece ensuite, a 2nd and 3rd bedroom and 4 piece bath complete the main level. The large windows downstairs brighten the family room with wet bar, there's also 2 more bedrooms, full bathroom and laundry area on the lower level. There's an additional 28x30 detached garage that will be ideal for a workshop for hobbies, projects or storage. The detached garage is fitted with solar panels that are connected to the grid, the returns will supplement or even produce profit over your electricity bills.