



197 433042 Range Road 221
Rural Ponoka County, Alberta

MLS # A2129828



\$475,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,520 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Single Garage Detached		
Lot Size:	0.80 Acre		
Lot Feat:	Lake, Private, Treed, Views		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Lake Resort
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Jetted Tub, Open Floorplan		

Inclusions: 2 Fridges, 2 stoves, range hood, washer and dryer, all blinds and window coverings, garage door opener and 2 controls, wrought iron power gate with 3 remotes, woodshed, tool shed, woodworking shed, storage shed, outhouse Gazebo, fire pit, bunk house and hot tub

Drive up to this one of kind, tranquil and private parcel backing onto a lake! You will be greeted with a grand wrought iron powered gate. There's room for everyone here! This property includes 2 HOMES with private yards. The first is a 3 bed, 2 bath, one level newer home, and the second is a 4 season home with that "cabin" feel, as well as a separate bunkhouse! Step into the tastefully decorated first home and be awed by the top quality finishing. So many upgrades! This cozy home is light and bright and move in ready. Two bedrooms and a bathroom are located at one end of the home, with the primary bedroom with ensuite and walk in closet, and laundry at the other end. You will love the open floor plan that is perfect for entertaining or relaxing. Off the living room are French Doors leading to a covered back deck that offers incredible views of the lake and nature. In the kitchen you'll find updated cabinets and appliances and an island with an eating bar. The bathrooms in this home are nothing short of stunning with high quality cabinets, and the ensuite offers a jet tub. Outside you'll find a heated double detached garage and a single detached garage. A short stroll away you'll find the "cabin" complete with 1 bed, 1 bath, kitchen and living area. Other outbuildings include a wood shed, work shed, storage shed and bunkhouse. Relax around the fire pit with family and friends and enjoy the privacy this place has to offer. Mature trees surround the property making it a private oasis! Everything has been maintained to a high standard making this property sure to impress! It is turn key with pride of ownership very apparent! This is the perfect year round retreat that could be perfect for large families, or families who may want parents to live on site in the separate residence. Seller would consider a possible trade in a central Alberta town.