



**A-252042 Highway 53
Rural Ponoka County, Alberta**

MLS # A2132917



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,582 sq.ft.	Age:	1944 (80 yrs old)
Beds:	6	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	64.78 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-43-25-W4
Exterior:	Wood Siding	Zoning:	Urban Fringe Agricultural
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, all blinds and window coverings, stock waterer and workbench in shop.

This 64.78-acre parcel offers a prime location bordering the Town of Ponoka! The property features fenced pasture land and several paddock pens around the yard site. The spacious 3+3 bedroom bungalow is ideal for a growing family, offering plenty of potential and room to expand. With two wood-burning fireplaces, you can save on heating costs during winter. The functional kitchen, breakfast nook, and traditional dining room are conveniently located near the large living room, perfect for entertaining guests. The fully developed basement includes a recreational space suitable for a pool table or a play area for children. The property also boasts a 4-car garage, half of which is heated with an overhead heater and a boiler/in-floor heat system, making it perfect for woodworking or other hobbies. This property presents an amazing opportunity for country living with quick access to town amenities. There are 2 titles.