



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8, 421032 Range Road 284
Rural Ponoka County, Alberta

MLS # A2142409



\$640,000

Division:	Lone Tree Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,475 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Boat, Covered, Double Garage Attached, Garage Door Op		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Lawn, Landscaped, Open Lot, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	8-42-28-W4
Exterior:	Concrete, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Here is your next home! Nestled on a picturesque lot overlooking the serene waters of Gull Lake, this exceptional property offers a rare opportunity to own a slice of natural beauty. Spanning 2 acres of landscaped grounds, this acreage boasts a fully finished walk-out basement designed to maximize comfort and enjoyment. Great features include a huge wrap-around deck to take in the views as you like! The home features 4 bedrooms and 2 bathrooms plus a Master bedroom en-suite. The great open plan offers a great kitchen with an island, granite counters, hardwood a dining area, and a large living room with tons of natural light. The developed basement includes a huge family room, 2 bedrooms, and a bathroom. The large utility room provides great storage space as well. Also included is a large double attached garage. Just a short drive to the local market and boat launch if being on the lake appeals to you!