



**274066 Township Road 422
Rural Ponoka County, Alberta**

MLS # A2142977



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,553 sq.ft.	Age:	1960 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	4.70 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	17-42-27-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Vinyl Windows		

Inclusions: 2 garage remotes, green house, shed-(chicken coop), over-head garage heater, shelving in basement, fridge in garage, fire pit, cats, chickens, ducks

Adorable acreage 5 mins. east of Gull Lake! This 4.7 acre parcel is nestled amongst mature trees. The 2-storey character home is charming. The main floor features a cozy kitchen updated with current trends with a breakfast bar, stainless steel appliances, new lighting, cabinets, butcher block counter top and decorative shelving. The main floor has a nice sized bedroom and updated full bath. The upper floor is complete with 3 bedrooms and a full updated bath. The laundry is set-up in the unfinished basement. The home has seen many upgrades; most currently, all the windows have been replaced. Other upgrades include laminate flooring, plumbing, electrical. The triple car garage was built in 2021, and is insulated & heated. There is also a pad for RV parking. The acreage has an area set-up with a chicken house, greenhouse and garden area-planted, owners are willing to leave their ducks and chickens. For summer time fun there is room for RV's and a fire-pit area. This acreage is centrally located, close to Lacombe & Ponoka. Bus comes to drive-way for Crestomere School & Ponoka; mail service is delivered to acreage from Lacombe.