



29, 260036 Township Road 420  
Rural Ponoka County, Alberta

MLS # A2144530



**\$495,000**

<b>Division:</b>	Spruce Ridge Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.63 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Pie Shaped Lot, Treed, Wooded		

<b>Heating:</b>	Baseboard, Combination, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Other, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-42-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s), See Remarks	<b>Utilities:</b>	Electricity Connected, Electricity Paid For, High Speed
<b>Features:</b>	Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Upright freezer, Gun Safe, 2 sheds, Satellite Dish, All Built in shelves in house, shelving in garage, driveway sensor, alarm system,

This hidden gem offers peaceful and private living on 5.63 acres close to Ponoka, Lacombe and QE11. 1777 sq ft modular with 2 bedrooms and 2 baths. Bright and Beautiful Kitchen with plenty of cabinets and countertops. Large Primary b/r with walk-through closet to a 3 pce ensuite. Square Footage includes a large addition with electric heat that is currently used as an art studio. This area could easily be converted to allow for more living space. The oversized double garage also has an addition that currently serves as a workshop. This is a beautifully treed property with just enough trees cleared for the yard site. Acreages in this subdivision do not come available often. Don't miss out on this one!