



**GRASSROOTS**  
REALTY GROUP

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

15, 420068 Highway 771  
Rural Ponoka County, Alberta

MLS # A2200263



**\$839,000**

<b>Division:</b>	Poulsen's Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.51 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Mini Fridge, TV mount, Garage opener & control (1), Window Coverings, Central Vacuum and attachments, Attached shelving in house, Attached shelving in garage

This beautiful walkout bungalow offers the perfect blend of space, comfort, and natural beauty &mdash; situated on 3.51 acres with spectacular views of the countryside and Gull Lake. Whether you're enjoying your morning coffee in the enclosed sunroom or relaxing on the spacious upper deck, you'll be surrounded by nature's beauty. The main floor features a bright and open living space, highlighted by a 3-sided gas fireplace, large windows, and a seamless flow between the living, dining, and kitchen areas. The primary bedroom is a true retreat recently updated with its own peaceful ambiance and stunning new shower & double vanity, and the main-floor laundry/mudroom adds extra convenience. The walkout basement is perfect for entertaining or hosting guests, complete with a wet bar, family room, two large additional bedrooms, and a full bathroom with a shower. You'll also appreciate the large unfinished storage/utility room with a 7x10 cold room &mdash; ideal for storing your garden harvest or seasonal items. Step outside to your beautifully landscaped yard, filled with lush perennials, fruit trees, and a charming Purple Martin house that will soon welcome new feathered residents. With plenty of space for outdoor activities, gardening, or simply soaking in the peaceful surroundings, this property offers a true acreage lifestyle. Additional features include a triple-car garage, an RV parking pad, and ample room to expand or customize to your liking. This is truly a must-see property for anyone seeking a private and serene retreat with unmatched lake views. There is also a 16'x20' shed equipped with power, and many recent updates including, newer shingles, HWT, eavestroughs, and appliances. This property has it all and more!