

# **\$930,000 - 420084 Range Road 252, Rural Ponoka County**

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MLS® #A2216656

**\$930,000**

5 Bedroom, 4.00 Bathroom, 1,845 sqft  
Residential on 9.96 Acres

NONE, Rural Ponoka County, Alberta

This one has it all! 9.96 acres with 1850 sq. ft home, large shop, barn and a great view to the west! Well suited for horses with pasture and barn. The spacious open design bungalow with 3 bedrooms upstairs and 2 more in the fully developed basement is great for families. The upgraded kitchen has plenty of workspace, island and features a double oven. The large windows allow an amazing view to the west and north as well as provide lots of natural light. The living room features a gas fireplace and built-in shelving and storage, it also open onto the kitchen, dinette and the formal dining room. The primary suite has deck access and a large walk-in closet off the ensuite with jetted tub and shower. A 4 piece bath, 2 pc powder room, 2 bedrooms and laundry room complete the main floor. The fully finished basement has 2 large bedrooms, versatile recreation area and large media or family room plus a 3 pc bathroom. Other practical and added comfort features include triple pain windows, in floor heat and central air conditioning. There's an attached heated 2 car garage for the daily drivers but if you like to tinker with cars, wood working, welding etc. there is a 42' x 82' shop for all the toys or hobbies. The shop has in-floor heat, mezzanine and oversize door. To top off the country living checklist there's a chicken coop and a large garden area. All this in a great location only minutes to Ponoka, Lacombe,



Red Deer etc.

Built in 1995

### Essential Information

MLS® #	A2216656
Price	\$930,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,845
Acres	9.96
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	420084 Range Road 252
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Utilities	Natural Gas Connected
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Landscaped, Pasture, See Remarks, Views, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	27
Zoning	Country Residential

## Listing Details

Listing Office	RE/MAX real estate central alberta
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