



**GRASSROOTS**  
REALTY GROUP

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**3000 35 Street  
Ponoka, Alberta**

**MLS # A2290624**



**\$1,268,500**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,090 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

The Best of Both Worlds &mdash; Country Living with Town Amenities! Looking to upgrade? This Custom-Built Two-Storey Home offers over 3,000 sq ft of developed living space with 4 bedrooms and 3 bathrooms, perfectly situated on 5.49 beautifully landscaped acres in a Tranquil Location just minutes from Ponoka. The property features a full circular paved drive-through driveway, fenced yard, and is set up for animals and horses with a large corral, stock waterer, and panels, making it ideal for those seeking a Rural Lifestyle while still enjoying the convenience of Town Amenities. The home welcomes you with a covered front porch spanning the full length of the house, complete with an attached covered gazebo where you can enjoy sunrises to the east and stunning sunsets with views of the Ponoka town lights to the west. Inside, you'll appreciate the 9' ceilings and many custom features throughout the home. The home offers three fireplaces located in the living room, family room, and office, creating warm and inviting living spaces. The spacious Country Kitchen is Perfect For Entertaining, featuring upgraded appliances, ample cabinetry, generous counter space, and room for gathering with family and guests, all while enjoying beautiful views of the surrounding acreage. Large west-facing windows flood the home with natural light, enhancing the open and welcoming atmosphere. The home has a large mud room entrance complete with main floor laundry and a bathroom. The upper level boasts a massive primary suite with a 5-piece ensuite featuring his and hers sinks and a walk-in closet. Additional highlights to this property are an oversized heated attached garage and a 50' x 96' tarped Quonset/shop with overhead door, offering excellent storage, workspace, or agricultural use. With its Park-Like Mature Yard, incredible views, and prime

Central Alberta location, opportunities like this only come once in a blue moon, and this is your blue moon!! There is also the possibility to purchase in conjunction with the neighboring 137.44 acre parcel (MLS#A2290632/A2290639), creating an Exceptional Larger Land Package with Tremendous Potential.