



425016 Range Road 250
Rural Ponoka County, Alberta

MLS # A2295956



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,377 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	35.00 Acres		
Lot Feat:	Many Trees, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Other, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	36-42-25-W4
Exterior:	Composite Siding	Zoning:	Chain Lakes Special Area
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, central vac and attachments, stock waterer, chicken coop, garden shed, outbuilding

Discover the ideal combination of privacy, generous space, and everyday convenience with this 35-acre property, located just minutes from town. From the moment you arrive, this 1,377 sq. ft. bungalow and oversized garage set a warm, welcoming tone. Step inside to a bright kitchen featuring a center island, the perfect hub for family meals and entertaining. Just off the entry, you'll find convenient main floor laundry complete with a new washer and dryer (2024). The open dining area easily accommodates a full-sized dining suite, while the spacious living room is bathed in natural light from two large bay windows. A cozy corner wood-burning stove with a classic brick surround creates the perfect gathering spot for relaxation and connection. Down the hall, a versatile bonus room currently used as a quiet reading nook could seamlessly become a home office, hobby room, or additional bedroom. A full 4-piece bathroom and a comfortable primary bedroom complete the main floor. The fully finished lower level expands your living space with an additional bedroom, two generous recreation rooms, a convenient 3-piece bathroom, and a dedicated furnace/utility room. Extensively renovated in 1991, the home blends timeless charm with lasting quality and modern functionality. The basement features a professionally installed weeping tile system and super sump pump, ensuring a dry and secure space. Outside, a large wraparound deck overlooks the private, park-like yard, framed by mature trees that offer both beauty and natural wind protection. The property is fully perimeter-fenced and cross-fenced—perfect for livestock or horses. Supporting features include a spacious 40' x 60' insulated quonset with an 18' x 12' overhead door, with all shelving and workbenches included. Additional improvements include well-maintained corrals, a chicken coop,

garden shed, and a reliable stock waterer. Whether you're seeking a serene rural retreat or the ultimate acreage to embrace country living, this exceptional property truly has it all.