



**425016 Range Road 250**  
**Rural Ponoka County, Alberta**

**MLS # A2295965**



**\$775,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	35.00 Acres		
<b>Lot Feat:</b>	Many Trees, Private, Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Near Town:</b>	Ponoka
<b>Basement:</b>	Full	<b>LLD:</b>	36-42-25-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Chain Lakes Special Area
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Major Use:** Mixed

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.