



431079 Range Road 254
Rural Ponoka County, Alberta

MLS # A2298861



\$845,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,778 sq.ft.	Age:	1998 (28 yrs old)
Beds:	9	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Triple Garage Attached		
Lot Size:	1.75 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile, Vinyl, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-43-25-W4
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: water holding tank

This spacious 1.75 acre corner acreage offers the perfect blend of country living with the convenience of being just minutes from Ponoka and within walking distance to the high school. With one side of the property paved and plenty of parking, access is easy year-round while still enjoying the privacy and space that acreage living provides. Inside, the home welcomes you with vaulted ceilings and a bright, open layout that creates a warm and comfortable living space. The main floor is designed for both everyday living and entertaining, with a large kitchen, generous dining area, and comfortable living room where family and friends can gather. Large windows bring in plenty of natural light and allow you to enjoy views of the yard and surrounding area. With 9 bedrooms, or 8 bedrooms plus an office, this home provides plenty of room for large families, guests, hobbies, or working from home. Multiple living areas throughout the home offer flexibility for a family room, games room, or quiet sitting area, giving everyone their own space while still feeling connected. The outdoor space is a highlight of the property, featuring a glass enclosed deck for three season use along with another deck and outdoor space to enjoy with the family. The yard includes apple trees, garden space, sheds, and lots of room for outdoor activities, vehicles, or recreational equipment. The triple car garage offers excellent space for vehicles, storage, or a workshop, and the corner acreage layout gives the property an open feel with great use of the land. Built by Mason Martin, this home offers quality construction, a spacious layout, and a property designed for comfortable family living with plenty of room to grow, gather, and enjoy acreage life close to town.