



431028 Range Road 255
Rural Ponoka County, Alberta

MLS # A2298926



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,749 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.86 Acres		
Lot Feat:	Many Trees		

Heating:	Baseboard, Boiler	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-43-25-W4
Exterior:	Stone, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings		

Inclusions: None

NOT IN a subdivision and NO IMMEDIATE neighbors. An incredible opportunity 30 YEARS in the making!! Just under 7 Acres of flat, usable land with an incredible shelterbelt. This updated character home blends charm and function, featuring stunning oak spiral staircase, Colorado stone fireplace and major upgrades throughout (kitchen-2015, windows & roof-2021, paint, flooring-2024 and more!). Newer front and rear decks on steel screw pile anchors, and everything outside you need for livestock, horses and the mechanic in your life. A hip roof barn that is 30ft W x 44ft L with 5 box stalls and large pens ready for critters. The XL heated farm shop is 43ft W x 50ft L with a 20x14ft high door – so much space for working, welding, mechanic and storage! Peaceful, private and just minutes to Ponoka – this is acreage living at its best!