



4-421008 Range Road 284  
Rural Ponoka County, Alberta

MLS # A2299649



**\$765,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                     |               |                   |
| <b>Size:</b>     | 1,309 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Gravel Driveway, See Remarks |               |                   |
| <b>Lot Size:</b> | 2.03 Acres   |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Garden, Landscaped, Private    |               |                   |

|                    |                         |                   |                           |
|--------------------|-------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Vinyl Plank     | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | 8-42-28-W4                |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Vaulted Ceiling(s)      |                   |                           |

**Inclusions:** Garden Shed behind garage

Overlooking Gull Lake, enjoy breathtaking lake views, stunning sunsets, and even a glimpse of the mountains on a clear day. This beautiful 1300 sq ft home features 4 bedrooms and 3 bathrooms, with an open-concept kitchen and dining area complete with a large island and walk-in pantry. The living room showcases a vaulted ceiling and a striking stone fireplace, perfectly framing the floor-to-ceiling windows that capture the lake view. The fully finished basement offers a spacious family room, an oversized bedroom with ensuite, a cold room, and a massive storage area with potential to be converted into an additional bedroom or living space. Upgrades include 4 front room windows with 25 yr warranty, flooring, paint, countertops throughout kitchen and bathrooms. septic pump (2 yrs), dishwasher & stove. The property has been thoughtfully and meticulously landscaped with a massive deck off the front of the home, lilacs lining the perimeter fence, and birch and poplar trees providing added shelter and privacy. You’ll also find apple and cherry trees, along with a beautifully designed garden area with 6 ft fence, featuring raised asparagus and strawberry beds, gooseberries, saskatoons, and plenty of room for vegetables. Garden area includes a garden shed/chicken coop, along with underground water lines servicing the garden and trees. Double car garage with added green house is conveniently situated close to the garden. This home must be seen to be appreciated. Most of the photos are summer pictures to capture the real essence of this property. This property offers your own personal retreat! Don't wait to view this one!