



21, 260036 Township Road 420
Rural Ponoka County, Alberta

MLS # A2303042



\$689,000

Division:	Spruce Ridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,823 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Carport, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	5.34 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	1-42-26-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: Fridge, Stove, Built In Oven, Cooktop, Built In Dishwasher, Microwave, Washer, Dryer, Window Coverings, TV Wall Mounts, Ceiling Fans, Central Vacuum and Attachments, Security Camera's x 3, Shed, Garage Shelving and Work Bench, Outdoor Firepit, Nest Thermostat, Garage Door Opener x 2, Garage Door Remotes x 4

Private, picturesque, and set on 5.34 acres, this property offers the kind of peaceful country lifestyle people are looking for—perfectly located between Lacombe and Ponoka you’re never far from town. Surrounded by mature trees, beautiful landscaping, multiple walking paths and winding trails through nature, it truly feels like your own private retreat. Plus, Wolf Creek Golf Course is just minutes away. The home is a warm and welcoming 2-storey with a bright, open main floor and plenty of space for a growing family—boasting 4 bedrooms and 2.5 bathrooms. The classic white kitchen with granite countertops and stainless appliances, overlooks a cozy dining nook and the yard, while vaulted ceilings and cozy fireplace in the living room add character and a great sense of space. The primary bedroom with garden doors leading out to the deck, is on the main floor and is incredibly spacious, complete with a 4-piece ensuite featuring a soaker tub, walk-in shower. Upstairs offers two additional bedrooms, including a larger room perfect for kids sharing, along with a full 4-piece bathroom. The fully finished basement provides that extra space every family needs—room for the kids to play, a comfortable hangout area, additional bedroom, plus a dedicated office or hobby space with 2pc bathroom. Outside the property really shines! Kids can grow up exploring the trees, shrubs, and perennials, with several walking paths and trails winding throughout the forest—perfect for daily walks or simply enjoying wildlife nature's surroundings. The detached double garage has electric heater with 220 volt wiring and gives you space for parking, a workshop, or a place to tinker, and there’s an additional shed for extra storage. If you’ve been looking for privacy, space, and a beautiful setting—this

one is worth a look.