



**5215 67 Street  
Ponoka, Alberta**

**MLS # A2304637**



**\$844,900**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,468 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	14.52 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Pasture, Underground Sprinkler		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-43-25-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, No Smoking Home		

**Inclusions:** N/A

One original owner since 1985. Fourteen and a half acres of Urban Reserve land inside the Town of Ponoka. That combination doesn't come up often, and when it does, it tends to be held, not sold. This is the kind of property that gives you a country lifestyle without the country commute. You are on paved roads, minutes from schools, the hospital, shopping, and the arena, while looking out at 14.52 acres of your own land. Urban Reserve zoning permits agricultural operations, horse facilities, market gardening, and tree farming. Keep horses. Plant an orchard. Or simply enjoy the space, the quiet, and the privacy of an acreage that happens to sit inside town limits. The 2,468 sq ft two-story home has been meticulously maintained by the family that built it. Five bedrooms and four bathrooms give households room to spread out. Three fireplaces anchor the main living spaces. The layout reflects a house designed to be lived in for decades, not flipped: generous rooms, practical flow, and the quality of construction that comes from building for yourself rather than for resale. For the buyer who works with their hands, runs a home-based business, or simply needs serious storage, the outbuildings deliver. The triple attached garage is plumbed for in-floor heat and integrates directly with the home. A separate 24 x 32 heated detached shop handles vehicles, equipment, a workshop, or a trade operation. Whether you are storing an RV and a boat, running a small contracting operation, or restoring vehicles on weekends, the infrastructure is already here. Mechanical updates protect the value of the home. Both furnaces have been replaced, one in 2009 and the other in 2021, and central air conditioning was replaced in 2021. The hot water tank was replaced in 2020. Triple-glazed windows have been installed on the west exposure. Private well and septic service the property; the

well pump was replaced in 2020, the pressure tank in 2024, and a new septic tank will be installed in May 2026. This is a rare opportunity to own significant acreage inside Ponoka town limits, in a home built to last and maintained to match, with outbuildings that expand what the property can do for you. Acreage lifestyle with in-town convenience, all in one title. A private viewing will show you why the original owners have stayed for forty years.