



**415014 Range Road 282 Range
Rural Ponoka County, Alberta**

MLS # A2306458



\$979,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,603 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	11.07 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	34-41-28-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Breathtaking views from every window define this beautifully maintained 1,662 sq. ft. walkout bungalow, built in 2000 and situated on 11 private acres overlooking Gull Lake and mature Trees and Landscape. . Tucked away from everyday traffic, a long laneway leads you to a meticulously landscaped yard featuring tranquil rock water features and a sheltered fire pit area. It is peaceful but also perfect for gatherings or family. . Inside, the main floor offers a bright and functional kitchen with a cozy breakfast nook and updated appliances, including a new refrigerator, wall oven, and microwave, along with a spacious dining area ideal for hosting family and friends. The home features five bedrooms, including a primary suite complete with a private ensuite, as well as a large laundry and mud room with separate access from the double attached garage for added convenience. The fully developed walkout basement provides additional living space and is equipped with in-floor heating for year-round comfort. Step outside to enjoy the hot tub overlooking the lake, a fenced garden area, and expansive open space perfect for outdoor living. The property also includes a 30' x 50' shop with concrete floors, a wooden shed, and a separate cabin currently used as a garden shed. Existing hookups from a former secondary dwelling offer potential for RV use or future development. Recent upgrades include new Grade 4 fiberglass shingles with an approximate 40-year lifespan, along with new water heaters and a heater for the boiler servicing the in-floor heat. Located just minutes from Gull Lake, this exceptional acreage combines privacy, functionality, and scenic beauty in a highly desirable setting. It is 30 minutes to Rimbey or Ponoka and 45 minutes to Red Deer.