



**2-431014 Range Road 250**  
**Rural Ponoka County, Alberta**

**MLS # A2309608**



**\$579,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	8.90 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Many Trees, Other		

<b>Heating:</b>	Boiler, Combination, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-43-25-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Countertop gas stove, all blinds and window coverings, wall oven, central vac, tack shed, wood shed, chicken coop, 2 storage sheds and attachments, shop with wooden floor and 2 amp service

Set yourself apart with this charming hillside bungalow nestled on nearly 9 acres of picturesque countryside. Surrounded by mature trees and rolling hills, the home offers a peaceful, private setting with stunning views. Built with comfort and functionality in mind, this home features an inviting open layout that connects the kitchen, dining, and living areas. The spacious kitchen boasts ample counter space and a beautiful island, perfect for meal preparation and casual gatherings. Patio doors open onto a large outdoor seating area, extending your entertaining space for summer barbecues and relaxed evenings outdoors. On the main level, you'll find two generously sized bedrooms with beautiful hardwood flooring, a convenient main-floor laundry (which can easily be relocated to the basement if preferred), and a well-appointed four-piece bathroom. An attached double garage with in-floor heat, added in 1991, provides sheltered parking and excellent storage. The fully developed walk-out basement expands your living options with an additional kitchen space ideal for canning and a second oven, a large recreation room, a third bedroom, another full bathroom, central vacuum system, and abundant storage space. In-floor heat on the main level adds year-round comfort throughout the home. Outside, the expansive lawn, large patio, perennials, fruit trees, and walking trails create a scenic setting for outdoor enjoyment, gardening, or simply soaking in the serene surroundings. The property is well-suited for hobby farming, with room for a few horses or chickens, and includes several useful outbuildings: a tack shed, chicken coop, and a shop with a wood floor and 220 electrical service. Additional updates include shingles replaced within the past five years and upgraded windows over the past 10 years. Located just minutes from town, this property delivers

space, comfort, and endless potential both inside and out.