



GRASSROOTS
REALTY GROUP

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**1 Ridge Drive
Rural Ponoka County, Alberta**

MLS # A2313765



\$525,000

Division:	Poulsens Pasture		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,431 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.52 Acre		
Lot Feat:	Beach, Close to Clubhouse, Corner Lot, Front Yard, Garden, Lake, Landscap		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Holding Tank, Mound Septic, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR - Lake Residential
Foundation:	Piling(s)	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: shed (as is), wood burning firepit (as is), greenhouse (as is), satellite (as is), 3 white benches (as is), 3 white/grey picnic tables (as is), 3 freestanding cabinets/workbenches in garage (as is), white fridge in garage (as is)

A YEAR-ROUND GETAWAY, for your SECOND HOME, RETIREMENT, or COUNTRY LIVING, in a sought-after GOLF & LAKE COMMUNITY of Ponoka Country and Parkland Beach minutes from Sylvan Lake. Nestled next to the GOLF COURSE and within walking distance to the LAKE, BEACH & SCENIC TRAILS, this property offers the ultimate blend of relaxation, recreation, and nature. Thoughtfully updated with MODERN FINISHES throughout, this stunning 1/2 Acre property with 1431 sqft of living space, 3-BEDROOMS, 2-BATHS home filled with warmth and character. Gorgeous GAS FIREPLACE with an elegant wood mantel and marble tile surround create inviting spaces to gather, while multiple SKYLIGHTS flood the home with natural light. Enjoy elevated comfort and convenience with REMOTE-CONTROLLED WINDOW COVERINGS, adding luxury and ease to everyday living. The beautifully renovated interior features QUARTZ COUNTERTOPS, MOSAIC TILE ACCENTS, a HUGE WALK-IN SHOWER, BUILT-IN OFFICE SPACE, and a spacious PRIMARY RETREAT complete with a WALK-IN CLOSET. Recent updates also include the WATER WELL & WATER TANK (2026), Furnace Motor/Electrical panel (2022) offering added peace of mind and long-term value. Step outside and enjoy your own private oasis surrounded by MATURE TREES, where deer are often seen wandering through the property. The Brand New PORCH WITH PERGOLA (2026) creates the perfect indoor-outdoor lifestyle for entertaining or relaxing after a day on the golf course or at the lake. By day stay busy with your Greenhouse (2023) harvesting fresh produce safe from deer. Relax and enjoy your evenings around the massive WOOD-BURNING FIREPIT & PATIO AREA under the stars. Designed for both comfort and functionality, the property

features an OVERSIZED DOUBLE ATTACHED GARAGE, an additional RECREATIONAL VEHICLE STORAGE GARAGE, GRAVEL PARKING PAD FOR GUESTS & RV STORAGE, plus a SHED, GREENHOUSE & BEAUTIFULLY MAINTAINED GARDENS. Whether you're seeking an active lifestyle, peaceful retirement living, or a four-season family retreat, this exceptional property truly offers the best of GOLF, LAKE & COUNTRY LIVING.