



421011 Range Road 274
Rural Ponoka County, Alberta

MLS # A2316312



\$797,990

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,832 sq.ft.	Age:	1917 (109 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	17.45 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Many Trees, Pasture, Rolling Slope		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Wood	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-42-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Smoking Home		

Inclusions: None

Welcome to a truly special acreage in the heart of Ponoka County. Set on 17.45 acres and surrounded by mature trees, this remarkable heritage property offers the rare combination of history, character, privacy, and opportunity. Originally built in 1917 and relocated to its current site in 1974, this 1,800 sq. ft. heritage home showcases the craftsmanship and character of a bygone era. A major renovation in 1998 saw the home lifted onto a new foundation complete with in-floor basement heating, providing the benefits of modern infrastructure while preserving the home's historic charm. The home offers four bedrooms and 1.5 bathrooms, including a beautifully renovated four-piece bathroom. Recent improvements include a new furnace and hot water tank within the last year, along with extensive updates completed throughout the property's history. The basement is also roughed in for an additional bathroom and offers space for a future bedroom if desired. Perched atop a gentle hill, the home enjoys beautiful views of the surrounding countryside and captures the peaceful character that makes rural living so appealing. The mature yard site creates an inviting setting for both everyday living and entertaining. Front and back porches provide peaceful places to enjoy your morning coffee or evening sunsets, while the gazebo, garden area, and children's play space make the most of the outdoors. A recently mulched walking trail circles the perimeter of the property, allowing you to enjoy a private stroll without ever leaving home. The mulched perimeter also creates an excellent starting point for future fencing should additional grazing area be desired. The land is well suited to a variety of agricultural and rural lifestyle pursuits. Existing fencing, pasture space, a substantial barn, and a double detached garage provide flexibility for livestock, hobby farming, equipment storage, or simply

enjoying country living with room to spread out. The AG zoning provides flexibility for a variety of agricultural and rural lifestyle pursuits. Whether you're looking for a hobby farm, room for animals, or a unique property with future possibilities, this acreage offers plenty of opportunity. Located just 20-25 minutes from both Ponoka and Lacombe and a short drive from Gull Lake and its many year-round recreational opportunities, this property offers the peace of country living without sacrificing convenience. Properties like this do not come along often. Rich in history, thoughtfully improved, and set on a beautiful parcel of land, this is a place where the next chapter is ready to be written.