



GRASSROOTS
REALTY GROUP

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39, 423002 Range Road 10
Rural Ponoka County, Alberta

MLS # A2317432



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,354 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.06 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, Treed		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-42-1-W5
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	CR
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub		
Inclusions:	N/A		

Set on an exceptional 1.06-acre treed corner lot in Aspen Hill at Gull Lake, this property offers a rare combination of space, privacy, and lake-country living. Just a short stroll from the shoreline and conveniently located near the boat launch, you'll enjoy easy access to boating, fishing, and water recreation while still appreciating the peace and seclusion of this beautifully treed setting. It's the perfect blend of nature, recreation, and everyday comfort. Positioned on a beautifully treed corner lot, the property feels secluded and peaceful, surrounded by mature landscaping and nearby walking trails that invite you to explore the natural beauty of the area. The wraparound deck creates multiple spaces to relax, entertain, or simply enjoy the sights and sounds of nature. Inside, the main living area is designed for connection. The kitchen, dining, and living spaces flow together effortlessly, creating a welcoming atmosphere for family gatherings and weekend entertaining. Bright white cabinetry, modern LG ThinQ smart appliances, a gas range, and a refrigerator with water-line rough-in combine style with functionality. The dining area features built-in bench seating with hidden storage and opens directly to the expansive deck, extending your living space outdoors. A cozy wood-burning stove anchors the living room, creating the perfect place to unwind after a day on the lake. A bedroom and full 3-piece bath complete the main floor. Upstairs, the spacious primary retreat offers a private escape. Enjoy your own west-facing upper deck, a generous walk-in closet, and a large ensuite featuring a soaker tub, separate shower, and oversized vanity. Thoughtful details, including laundry chutes from both bedrooms, add convenience to everyday living. The lower level provides additional versatile space with a bright recreation room and a large laundry/workshop area, ideal for hobbies, storage,

or future customization. The impressive 24' x 28' heated and insulated garage is a standout feature. Heated by both forced air and a wood-burning stove, it offers a comfortable workspace year-round. Above the garage, a spacious bonus room provides excellent guest accommodations, a studio, games room, or private retreat. Outside, the beautifully landscaped yard has been designed for enjoying every season. Gather around the fire pit, relax in the gazebo, or take advantage of the woodshed and ample outdoor space. Every element of the property has been thoughtfully integrated into its natural surroundings. Whether you're looking for a year-round residence, a weekend getaway, or a place to create lasting family memories, this exceptional Gull Lake property delivers. Located only 30 minutes from Red Deer and Sylvan Lake, approximately 45 minutes from Edmonton International Airport, and just minutes from one of the area's favourite restaurants, it offers the perfect blend of convenience, recreation, and tranquility.