



**433040, Range Road 251
Rural Ponoka County, Alberta**

MLS # A2318534



\$565,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,385 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Detached		
Lot Size:	2.80 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-43-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Tarp Shelter, 2 Wall Mounted TV's

Country living just minutes from town! This beautifully maintained 2.8-acre property offers the perfect blend of rural tranquility and modern comfort. The updated 1,385 sq. ft. bungalow features 3 bedrooms, a double attached garage, and a 40' x 30' tarp shelter, providing ample space for vehicles, RV storage, and hobbies. There's also a fenced pasture with a shelter! Step inside to discover a bright, open-concept main living area enhanced by extensive 2021 renovations, including vinyl plank flooring, triple-pane vinyl windows, custom kitchen cabinetry, new interior doors, and fresh paint throughout. The spacious kitchen is designed for both everyday living and entertaining, featuring a large movable island that allows flexibility within the generous dining area. The primary bedroom offers excellent storage with a full floor-to-ceiling double closet. Downstairs, the basement is largely developed and awaits a few finishing touches. It includes a large recreation room, family room with cozy gas stove, spacious laundry area, storage room, and an oversized bathroom complete with shower and sauna. Finishing materials currently on site can be included for the new owner's convenience. Outside, the landscaped yard creates a peaceful retreat with three storage sheds and plenty of room to enjoy the outdoors. Follow the whimsical pathway leading to the inviting firepit area—an ideal gathering place for family and friends. If you've been dreaming of acreage living with modern updates and room to roam, this property deserves a closer look!