



430042 Range Road 220
Rural Ponoka County, Alberta

MLS # A2325648



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,140 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	32.87 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	1-43-22-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Escape to country living with this beautifully maintained 32.87-acre acreage in Ponoka County, offering the perfect blend of comfort, functionality, and self-sufficient living. This 4-bedroom home features 3 bedrooms on the main floor and 1 downstairs, along with a full bathroom on each level. The bright kitchen has a stunning view of the surrounding greenery, creating a peaceful backdrop for everyday living, while the main floor laundry adds convenience. Stay cozy year-round with the charming high efficiency wood cook stove, newly installed in 2024, and enjoy outdoor entertaining on the deck complete with a natural gas BBQ hookup. Recent home updates include a new washer and dryer (2024) and a new breaker box with power line upgrade (2022). The property is thoughtfully equipped for acreage living, featuring a double detached garage with a gas heater installed in 2022 and new shingles completed in 2025. Downstairs, you'll find a spacious root cellar/cold room that was renovated in 2024 and enhanced with a passive cooling system, making it ideal for food storage and homesteading. Outside, the improvements continue with a newly constructed 200,000-gallon dugout (2024), a thriving young orchard featuring apple, pear, plum, cherry, and other fruit trees, a new perimeter electric fence (2025), and a newly installed livestock watering and pasture irrigation system (2025). Whether you're dreaming of hobby farming, gardening, or simply enjoying the privacy and beauty of rural Alberta, this exceptional acreage offers endless possibilities.