



GRASSROOTS
REALTY GROUP

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422045 Range Road 10
Rural Ponoka County, Alberta

MLS # A2329152



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,461 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Driveway, Electric Gate, Garage Door Op		
Lot Size:	3.06 Acres		
Lot Feat:	Back Yard, Landscaped, Private, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	17-42-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All blinds and window coverings, garage door openers and 2 controls, 2 storage compounds, play center, 1 backup generator (___), 2 seacans (20 ft), 2 garden sheds, central air conditioning unit, power entrance safe, 6 cameras, water softener system

If you are looking for country living close to the lake with a beautiful home, amazing shop, storage compounds, a stunning view of the Lake, and on pavement; then this is the property you have been waiting for! Offering the space and peaceful surroundings of acreage living while having the amenities of Gull Lake near by, is the best! From the moment you arrive through the automatic entry gate, this home has a welcoming presence! The home is highlighted by an expansive wraparound deck. With plenty of room for outdoor furniture, barbecuing, entertaining, or simply relaxing and enjoying the fresh air, this impressive deck is sure to become a favourite gathering place. Inside, the open floor plan of this charming bungalow is the living room, kitchen, and dining area that create a bright and comfortable space for everyday living or entertaining. The main level features 3 bedrooms. Two are generously sized with an abundance of natural light. There is also a convenient four-piece bathroom on the main floor. The primary retreat offers a private ensuite and a generous walk-in closet. Downstairs, the large recreation room provides plenty of room for movie nights, games, entertaining, or creating a comfortable family space. The basement also includes an additional bedroom, a three-piece bathroom, a large utility room, and a separate storage room. This home has had notable improvements including new hot water on demand system in 2024, new Lennox central air conditioning added in 2023, and new washer and dryer in 2024. Outside, you will appreciate the expansive yard and generous parking area. An oversized detached garage provides secure parking or additional storage, while the SHOWSTOPPER is the like new shop that offers all the bells and whistles and will exceed your expectations for a shop. The 40' x 60' x 16' shop with a

26’ x60’ lean to, is perfect for storage, equipment and hobby work. It is equipped with 200 amp electrical service, R80 insulation in the roof, in-floor heat, built in sounds system, built in exhaust system, built in motion switch, and so much more! The concrete floor was seal coated and deep cut to mitigate damage after settling. There is also a rear compound for additional storage. Additional items include the 2 storage compounds, play center, 1 back up generator, 2 sea cans, 2 garden sheds, and 6 security cameras. Properties like this do not come very often. Pride of owner ship shines, and this property is definitely move-in ready. With room to spread out both inside and out, this welcoming property offers a wonderful opportunity to enjoy peaceful country living, and the best place to call home!