



GRASSROOTS
REALTY GROUP

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105, 433042 Range Road 221
Rural Ponoka County, Alberta

MLS # A2329278



\$625,000

Division:	Johnston		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,084 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.64 Acre		
Lot Feat:	Back Yard, Many Trees, No Neighbours Behind		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Metal

Basement: Crawl Space

Exterior: Wood Frame

Foundation: ICF Block

Features: Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Water: Cistern

Sewer: Holding Tank

Condo Fee: -

LLD: 23-43-22-W4

Zoning: LR

Utilities: -

Inclusions: 8 person hot tub

Unique. Timber Block home situated on a private, tastefully treed 0.64-acre property in Central Alberta. Enjoy convenient access to urban amenities and year-round recreational opportunities, with a paved road, municipal water, garbage collection and mail delivery. The property features a secured electric gate, stamped-concrete front patio, treated side deck with an eight-person hot tub, heated 10' x 8' greenhouse, irrigated gardens, apple trees, heated outdoor shower, two storage sheds and a bunkhouse. The interior offers a grand central staircase, upgraded appliances, triple-glazed windows, skylights, air conditioning, a steam shower and a brick wood-burning fireplace. A selection of furnishings, including three large televisions, is included. A distinctive property offering extensive indoor and outdoor living space.