



GRASSROOTS
REALTY GROUP

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425054 Highway 771
Rural Ponoka County, Alberta

MLS # A2330040



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,016 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	145.39 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, Many Trees, No B		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-42-1-W5
Exterior:	Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: All blinds and window coverings, garage door opener and 2 controls, seacan

A truly remarkable opportunity to own an impressive 145-acre property near Gull Lake, located right on pavement. This exceptional parcel offers the rare combination of privacy, space, natural beauty, and endless possibilities in a setting that is difficult to find and even harder to replicate. The thoughtfully designed hillside bungalow and detached double garage are nestled among towering trees and beautiful landscaping, hidden from the road for maximum privacy. The main floor features an open design perfect for comfortable everyday living and effortless entertaining. At the heart of the home is a bright, inviting open space combining a spacious kitchen, dining area, and living room. The kitchen offers plenty of room to prepare memorable meals, while the dining area provides a welcoming spot to gather with family and friends. The adjoining living room is warm and spacious for entertaining or quiet evenings enjoying the tranquil views. Also on the main floor is a generously sized primary bedroom with a relaxing private retreat feel, plus a deluxe ensuite and a convenient two-piece bathroom complete the main floor. One of the home's standout features is the beautiful sunroom. Designed for year-round enjoyment, it offers front-row views of the surrounding scenery and changing landscape. It is the perfect spot for morning coffee, reading, or simply relaxing in peaceful surroundings. The basement provides excellent flexibility with a bathroom, laundry facilities, abundant storage, and an unfinished space ready for your personal vision. Outside, Relaxing is easy on the huge wrap around deck looking out into nature. The beautifully maintained landscaping enhances the home's appeal, while the double detached garage (built in 2014) offers valuable space for vehicles, equipment, storage, or a workshop. While the home is impressive, the true value lies in the expansive

145+ acres. This is an extraordinary opportunity for privacy, recreation, subdivision potential, agricultural use, or creating a remarkable country retreat. Enjoy wide-open views, wildlife, outdoor activities, and your own ponds for canoeing or kayaking amid stunning scenery and the sounds of nature. Properties of this size in such a spectacular setting rarely become available. Whether you seek a private family estate, recreational getaway, wedding venue, investment opportunity, or space for an ambitious vision, this one-of-a-kind property delivers exceptional potential and a lifestyle unlike any other. The prime location is approximately 90 min. to Edmonton, 45 min. to Red Deer, 20 min to Ponoka, and 15 min to Rimbey.