



GRASSROOTS
REALTY GROUP

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430021 Range Road 243
Rural Ponoka County, Alberta

MLS # A2334431



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,302 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Covered, Double Garage Detached, Front Drive, Gated, G		
Lot Size:	9.74 Acres		
Lot Feat:	Back Yard, Landscaped, Pasture, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl, Vinyl Plank
Roof:	Asphalt Shingle, Metal
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Preserved Wood
Features:	Kitchen Island, Storage, Vinyl Windows

Water:	Well
Sewer:	Open Discharge
Condo Fee:	-
LLD:	3-43-24-W4
Zoning:	CR Hobby
Utilities:	-

Inclusions: All blinds and window coverings, 2 garage door openers and 2 controls, larhe livestock shelter, hayshed, quonset

This charming 9.74 acre parcel with room to roam, and only minutes to town, will check off all the boxes, if you are looking for a beautifully extensively upgraded, and inviting home, garage and shop, and horse/livestock set up! This property offers a wonderful combination of comfort, functionality, and space to grow. With numerous upgrades completed throughout the 1300+ sq. ft. home, this property is ready for anyone looking for a plenty of indoor and outdoor space to enjoy. Step inside to a welcoming foyer featuring new shiplap, closet space, and a built-in bench with convenient drawer storage underneath. A new front door with keypad entry adds another practical touch. From here, the home opens into a spacious main living area where the kitchen, dining room, living room, and additional family room flow together, creating plenty of space for entertaining or relaxing with family. The kitchen has been beautifully updated and features new cabinetry and new appliances. There is plenty of counter space for the chef in the family! Updates continue throughout with new flooring in most areas, new light fixtures, added pot lights upstairs and downstairs, new baseboards and trim, new closet doors and closets, and fresh paint throughout, including the ceilings. A convenient main-floor laundry room and updated 4-piece bathroom complete this level. The bathroom features a custom-built vanity, new sink, and faucets. Downstairs, the lower level offers even more living space with a large central rec room perfect for movie nights, games, or additional family space. There are two more bedrooms including a new window in the east bedroom. A conveniently located 3-piece bathroom has been refreshed with a new toilet, sink, countertop, and faucets. Additional storage and utility space, along with a new breaker box, add further functionality. An attached single garage provides convenient parking,

storage, and workspace. Outside, there is plenty of lawn space for children, pets, gardening, and outdoor activities. A campfire area offers a great place to gather with family and friends, while mature trees add privacy, shade, and character. Several outbuildings provide additional space for storage, animals and equipment. The 30x50 shop has a concrete floor with a floor drain and also has in floor heat plumbed in. The double detached garage is a great space as well having a concrete floor with excellent insulation. Exterior improvements include new siding, fascia, eavestroughs, and gutters. With its extensive updates, functional layout; and outside a double detached garage, mature trees, cross fencing with a few paddocks and animal shelters; this welcoming property offers plenty of opportunity to settle in and make it your own.