



GRASSROOTS
REALTY GROUP

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108 Bruhn Boulevard
Rural Ponoka County, Alberta

MLS # A2335880



\$734,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,401 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	1.79 Acres		
Lot Feat:	Cleared, Dog Run Fenced In, Few Trees, Gentle Sloping, Lawn, No Back Lan		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-42-1-W5
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings, Shed.		

Welcome to a true family haven — a beautifully crafted 1,401 sq ft walk out bungalow set on 1.79 acres of open, usable land designed for kids, pets, and outdoor adventures. Built just 3 years ago by an award-winning Central Alberta builder, this home offers the comfort, quality, and thoughtful design families appreciate. Inside, the warm and functional layout features 3 generous bedrooms, 2 full bathrooms including a private ensuite, and a custom-built kitchen with upgraded finishes that make cooking, gathering, and everyday living feel special. The 24 x 24 true double attached garage provides plenty of room for vehicles, bikes, sports gear, and tools — plus both an indoor and outdoor dog run ready for your four-legged family members. The unfinished basement is a blank slate waiting for your ideas: a playroom, extra bedrooms, a home theatre, gym, wine room, or storage — whatever your family needs as it grows. With new appliances, new windows, new roof, new well, and new septic, you can move in and enjoy peace of mind from day one. Outside, the expansive acreage invites endless possibilities. Landscaping is yours to design, whether that means gardens, firepits, patios, or play structures. Soft, gentle hills already create a natural playground — perfect for summer slip-n-slides or winter cross-country skiing. This is a home built for connection, comfort, and creating memories — a place where your family can truly spread out and thrive.