



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

445058 Range Road 255 Acres
Rural Ponoka County, Alberta

MLS # A2343576



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	967 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	11.44 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Meadow, Native P		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Floors: Carpet, Hardwood, Linoleum, Vinyl Plank

Roof: Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home, Recessed Lighting

Water: Well

Sewer: Holding Tank, Septic Field

Condo Fee: -

LLD: 31-44-25-W4

Zoning: AG

Utilities: Electricity Connected, High Speed Internet, Phone, Pro

Inclusions: none

Acreage with a creek! This 11.44 acre parcel has its own small creek running through year round. Plenty of room with fencing already done. This property has mature trees and is nicely drained in all directions. This NEWLY RENOVATED bungalow has 4 bedrooms, 2 on the main floor and 2 in the basement. Large kitchen with upgraded cupboards, and upgraded appliances. There's new hardwood flooring in the kitchen, hall and living room! The basement is finished with a large family room including a wood stove, and a newly renovated bathroom and two bedrooms. This is not a new home but has many recent upgrades makes the house a home you would be proud to own. Has an updated furnace, hot water tank and electrical panel and has air conditioning. It has 2018 shingles. It's only 1/4 mile from pavement. and only 1.5 miles to Highway 2 so the drive is short, less than 15 min to Ponoka. Directions: Take highway #2