



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Spruce Crescent
Rural Ponoka County, Alberta

MLS # A2344649



\$1,049,000

Division:	Morning Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,008 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	3.95 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Garden, Landscaped, Many Trees, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private
Floors:	Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-42-26-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block, Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected
Features:	Pantry, See Remarks		

Inclusions: Built in bench in basement

Your private Central Alberta acreage retreat awaits! Nestled on 3.99 beautifully treed acres just 10 minutes south of Ponoka, this unique property offers privacy, versatility and a peaceful connection to nature while being conveniently centrally located between Edmonton and Calgary. The well-maintained home features 3 bedrooms and 2 bathrooms with trendy yet timeless finishes throughout. The open kitchen creates an inviting space for everyday living and entertaining, while the living room features a cozy gas fireplace. The walkout basement provides easy access to the outdoors, while the large deck and hot tub offer the perfect places to relax and enjoy the peaceful surroundings. The mature yard is a true highlight, with beautiful established trees creating a secluded, park-like setting. Enjoy the thoughtfully landscaped grounds, expansive lawn, garden and fire pit area, all surrounded by nature and offering exceptional privacy. A detached three-bay shop/garage provides excellent space for vehicles, storage and projects, with a bonus craft/hobby space above adding even more versatility. The property also features a separate cabin, two additional storage sheds and a full-service RV parking pad. The cabin includes, wood stove, pellet stove, water and sewer with four season functionality. With nearly four acres, multiple buildings, beautiful landscaping and an incredible mature setting, this property offers an exceptional combination of privacy, functionality and comfortable acreage living—all just minutes from Ponoka. A beautiful nature retreat with the space to live, work, entertain and enjoy acreage life.