



GRASSROOTS
REALTY GROUP

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4 Centre Street
Rural Ponoka County, Alberta

MLS # A2346195



\$1,199,999

Division:	Morning Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,855 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	5.51 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Many Trees, Other, Pav		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-42-26-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: storage shed

A homesteader's dream on 5.5 acres! This custom-built Sorrento Homes bungalow, built in 2013, offers 1855 sq. ft. above grade, 6 bedrooms and 3.5 bathrooms, including a finished basement with 3 bedrooms, full bath and oversized windows. The primary bedroom features a spacious walk-in closet. Updates include fresh paint and new vinyl flooring. Features include spray-foam insulation, forced-air heat, in-floor basement heating, an oversized heated double garage, pet room with sink, and hookups for a hot tub, generator and RV. Outside offers a private driveway, fenced yard with gate, parking for 10, partially covered deck, firepit, above-ground pool, swing set and trampoline. Enjoy raised garden beds, 2 greenhouses, fruit trees and bushes, a fenced wildflower garden, heated chicken coops, duck coop with runs, and a 20x20 shed. Some photos are virtually staged.