



GRASSROOTS
REALTY GROUP

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433008 Range Road 231
Rural Ponoka County, Alberta

MLS # A2346513



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,395 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.27 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-43-23-W4
Exterior:	Wood Frame	Zoning:	Agricultural
Foundation:	Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: fridge, stove, microwave, dishwasher, deep freezer, washer and dryer, garage door opener and 2 control, storgae shed.

Refined country living on a beautifully maintained acreage in Ponoka County. This impressive 4-bedroom, 3-bath bungalow sits on a private, landscaped yard site framed by mature trees and manicured grounds. The property feels quiet, private, and easy to enjoy. This one-owner home has been thoughtfully improved over the years. From the moment you enter through the new front door and new front step, the extensively renovated interior presents with warmth and quality finishing throughout. The home was repainted within the past five years, and new flooring was installed in 2022. There is hardwood flooring, and no carpet throughout. The living room is bright and inviting, with a linear fireplace, white-washed ceiling, and large windows that open to the grounds. The kitchen has been fully refreshed with new cabinetry, quartz counters, and a new dishwasher, creating an elegant, functional space for everyday living and entertaining. Three updated bathrooms, including renovated tub/shower, sinks, and toilets, complete the main-level. The fully developed lower level adds genuine lifestyle space with a finished rec area, wet bar with seating, extra sleeping room, and room to host. Consistent care shows in the updates as well, including newer windows, vents, eavestroughs, and hot water tank, shingles replaced in 2020, and a new overhead garage door in 2020. Outdoors, the west-facing deck with newer black railing and glass panels is made for evening gatherings and sunset views. The oversized attached garage offers parking plus workspace. The professionally landscaped yard is tidy and usable, with cotoneaster, privacy hedges, and eight Skybound cedar trees, and it is perfect for a garden, kids, pets, or simply space to breathe. This well-updated acreage has a quiet luxury feel, with space, privacy, and clear pride of ownership. It is not located in a subdivision,

offering the ultimate in privacy, yet sits not far off pavement. A country school is nearby, with the bus stopping at the end of the driveway, and easy access to Ponoka (20 minutes), Bashaw (10 minutes), or Camrose (approximately 40 minutes), and a few Lakes. This property is a pleasure to show and will check the boxes on a serious buyer's must-have list.