



GRASSROOTS
REALTY GROUP

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432017 Range Road 254
Rural Ponoka County, Alberta

MLS # A2349944

\$549,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,075 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	20.00 Acres		
Lot Feat:	Back Yard, Few Trees, Lawn, Other, Pasture, Private, See Remarks, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-43-25-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, Fridge, Downstairs Freezer

Bring your motivation and your vision! This 20-acre property, zoned Agricultural and located just minutes from town, offers a mature yard site, a bungalow, and three substantial outbuildings. Whether you're considering an investment project or looking for an acreage with room for the family, horses, and hobbies, there is plenty of potential here. The property may also offer possibilities for a home-based business, subject to municipal approval. The home and yard require some work and cleanup, making this an opportunity for someone ready to roll up their sleeves. The 1,220 sq. ft. bungalow features three main-floor bedrooms, including a primary bedroom with a two-piece ensuite, plus a four-piece main bathroom. A sizable kitchen and living room provide a practical layout, while the developed basement includes a large recreation room, laundry room, and plenty of storage. The three outbuildings measure approximately 41' x 28', 24' x 21', and 50' x 40', with the largest also featuring a 22' x 40' overhang/carport. Two of the shops have concrete floors, and one is heated with radiant heat, offering space for projects, equipment, or storage. Would be perfect for a mechanic or welder. The property is fenced and cross-fenced for livestock and has a stock waterer, and there is also a dugout. With room for animals, hobbies, and country living close to town, this acreage offers the opportunity to make improvements over time and create a property that suits your needs. For a buyer ready to put in a bit of work, this could be a diamond in the rough!