

252073 Township Road 431A
Rural Ponoka County, Alberta

MLS # A2224828



\$650,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,988 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Attached Carport, Quad or More Attached | | |
| Lot Size: | 4.23 Acres | | |
| Lot Feat: | Landscaped, Many Trees | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows | | |

Inclusions: N/A

4.23 acres located only 1 minute from town! Enjoy the acreage lifestyle while being close to the amenities of town, this property has a nearly 2000 sq. ft. 3 bedroom home plus large shop and greenhouse. The lot offers a park like setting with a large lawn with blue spruce perimeter. The spacious bungalow has a very versatile and functional one level floor plan, there's 3 bedrooms, 2 bathrooms plus a 3 piece ensuite. There's a spacious formal dining room, living room and a family/sitting room just off the kitchen which leads to a solarium with large windows with a view to the backyard. Off the side entry is the large laundry area as well as the 2 piece bathroom. The furnace has been recently replaced. Connecting the house to the workshop is a 20'x27' enclosed carport with garage door and new door opener. From the carport you can access the 26'x21.5' workshop which is attached to the 40x49 shop. The shop has 2 10'x12' overhead doors as well as a 4 post car lift (as is). There's also a 20'x26' greenhouse for the green thumb in the family. This property is in the county but is connected to municipal sewer, and it's own drilled water well.