

**274030 Highway 53**  
**Rural Ponoka County, Alberta**
**MLS # A2227902**

**\$735,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,472 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Quad or More Detach		
<b>Lot Size:</b>	4.87 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, No Neighbours Behind		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Laminate, Linoleum

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 5-43-27-W4

**Exterior:** Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Vinyl Windows

**Inclusions:** fridge, stove, microwave, dishwasher, washer, dryer, window coverings, central vac and attachments, shop, horse shed attached to shop, garage door opener and 2 controllers

Looking for a turn key acreage that will check off all of the boxes? This is it! This well maintained property offers 4.87 acres that are well set up for a small hobby farm, and is waiting for new owners to call it home. With great appeal and a well-thought-out layout, this spacious 2472 sq. ft home is move-in ready and perfect for families needing room to grow. Step inside to a welcoming entryway with a generous storage area for coats, boots, and all your outdoor gear. The spacious kitchen is a dream, featuring abundant cupboard and counter space, and a large window over the sink that fills the room with natural light. The adjoining living room is warm and inviting, complete with a corner brick facing fireplace and direct access to the deck—perfect for enjoying your morning coffee or relaxing in the fresh country air. The main floor features a well-appointed primary suite with a 4-piece ensuite, plus a second nicely sized bedroom and a beautifully updated 5-piece main bathroom. Convenient main-floor laundry and an additional half bath add to the home's practical design. Downstairs, the fully finished lower level offers incredible space with 5 additional bedrooms, another 4-piece bathroom, a large recreation room, and plenty of storage. Whether you need space for guests, hobbies, or a growing family, this home delivers. The attached double garage offers great functionality with a bathroom conveniently located inside. Outside there is a nicely landscaped yard and huge heated shop with horse shed attached to the shop. There is plenty of room in the yard site for trucks and trailers to manoeuvre with ease. Recent updates include a new septic system (2023), extensive deck repairs and the addition of vinyl deck floor covering (2024), fresh paint throughout the basement, updated flooring (2021), and new kitchen faucets. This is your chance to own a well-cared-for home property

offering the best of country life with the comfort of modern upgrades. It is on pavement and conveniently close to Crestomere, Ponoka and Rimbey and only an hour commute to the Edmonton airport! This property is sure to impress!