

424055 HWY 2A
Rural Ponoka County, Alberta

MLS # A2229438



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,332 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	36.40 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions:	window coverings
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Opportunities like this don't come along often in Central Alberta with excellent access to Ponoka and major highways. There is 36.4 acres that offers a great balance of space, privacy, and income potential. The land is a mix of hay and pasture, making it ideal for livestock, hobby farming, or future development. The 1,300 sq ft home has seen recent upgrades including new siding and several windows in 2024, with the roof updated approximately 8 years ago. Inside, the open-concept kitchen and spacious living room create a warm, inviting space—perfect for entertaining. The main floor primary bedroom features a private ensuite, and a second main floor room is currently set up as a home office. Upstairs, there's a bonus room/loft and an additional room previously used as a bedroom, offering flexibility for families or guests. The property also features excellent outbuildings: a 27' x 25' double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20' x 40' shop with poured concrete floor, power, and a mezzanine—ideal for projects, equipment, or a small business. There is also a Salon . Added bonus: the property generates \$550/month in passive income from three separate sign rentals, making this not just a lifestyle property, but also a smart investment. Whether you're looking for a peaceful homestead, hobby farm, or a property with income potential, this unique acreage checks all the boxes.