

102, 422009 Range Road 250
Rural Ponoka County, Alberta

MLS # A2233387



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,243 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	9.85 Acres		
Lot Feat:	Lake, Lawn, Treed, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Parquet	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Jetted Tub, Vinyl Windows		

Inclusions: N/A

9.85 acres offering a private setting in central Alberta! This treed lot with 4 bedroom house borders the shore of Chain Lakes. Ideal for a principal residence or a getaway recreation property! The private lane greets you as you make your way to the yard site that's tucked away in nature. Spacious bungalow with 1243 sq. ft. main level plus a large sunroom. The main floor has large living room with wood burning fireplace, functional kitchen with ample cabinets and counter space, 2 bedrooms, 4 pce bathroom, 3 pce ensuite and a practical main floor laundry. The finished basement has a family room, 3 pce bathroom and 2 large storage rooms. The home is wired for generator backup power supply. Enjoy the sights and sounds of the natural surrounding and yard from the spacious deck. The oversize 28x32 garage has a gas line for future heat system.