

262009 Township RD 422
Rural Ponoka County, Alberta

MLS # A2207376



\$709,900

Division:	Morning Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,354 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	12.65 Acres		
Lot Feat:	Landscaped, Lawn, Level, Pasture, Treed		

Heating:	In Floor, Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-42-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-H
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows		

Inclusions: 3 raised garden beds, , "Ring" security camera hardware (wired in , used through app - no subscription to assume)

Experience the freedom of country living on this 12.65 acre property. Bring your bikes, quads, big toys, and horses and settle into the comforts of your new home featuring central air conditioning, in-floor heating, gas fireplace upstairs, wood-burning stove downstairs, heated garage (perfect for your workshop) with hot/cold running water, and pavement right up to your doorstep. Conveniently located, you've got quick access to the QEII and Hwy 2A, and are just 10 minutes to Ponoka, 15 minutes to Lacombe, 30 minutes to Red Deer, and 45 minutes to Edmonton Airport. Fully fenced and cross-fenced, with thoughtful landscaping and garden beds galore, you'll enjoy the view from your 2-tiered deck, complete with shady pergola. With upgrades like triple pane windows (2021), finished basement, exceptional well water, and outbuildings, including a single car detached garage, garden shed, large barn shed, and horse shelter with tack room, this property offers you the serenity of the country with the convenience of close in-town amenities. More details in the supplements.