# \$625,000 - 252073 Township Road 431a, Rural Ponoka County

MLS® #A2224828

### \$625,000

3 Bedroom, 3.00 Bathroom, 1,988 sqft Residential on 4.23 Acres

NONE, Rural Ponoka County, Alberta

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.







Built in 1990

#### **Essential Information**

MLS® # A2224828

Price \$625,000

3

Bedrooms

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,988

Acres 4.23

Year Built 1990

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 252073 Township Road 431a

Subdivision NONE

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T4J 1R1

#### **Amenities**

Parking Attached Carport, Quad or More Attached

#### Interior

Interior Features No Smoking Home, Ceiling Fan(s), Central Vacuum, Vinyl Windows,

Jetted Tub

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Yard, Uncovered Courtyard

Lot Description Landscaped, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed May 25th, 2025

Days on Market 158 Zoning CR

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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