

# \$649,000 - 424055 Hwy 2a, Rural Ponoka County

MLS® #A2229438

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 36.40 Acres

NONE, Rural Ponoka County, Alberta

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.

Built in 1960

### Essential Information

MLS® #	A2229438
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,332
Acres	36.40
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	424055 Hwy 2a
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0Y0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pasture
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Block

## Additional Information

Date Listed	June 10th, 2025
Days on Market	10
Zoning	AG

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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