

# \$599,999 - 105, 433042 Range Road 221, Rural Ponoka County

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MLS® #A2235330

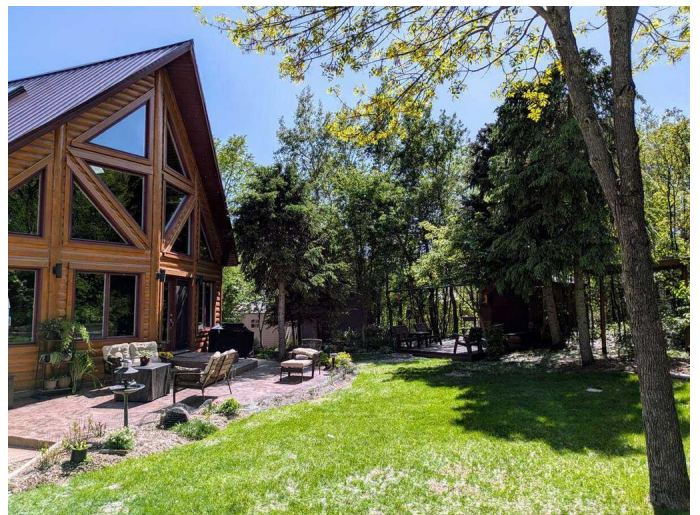
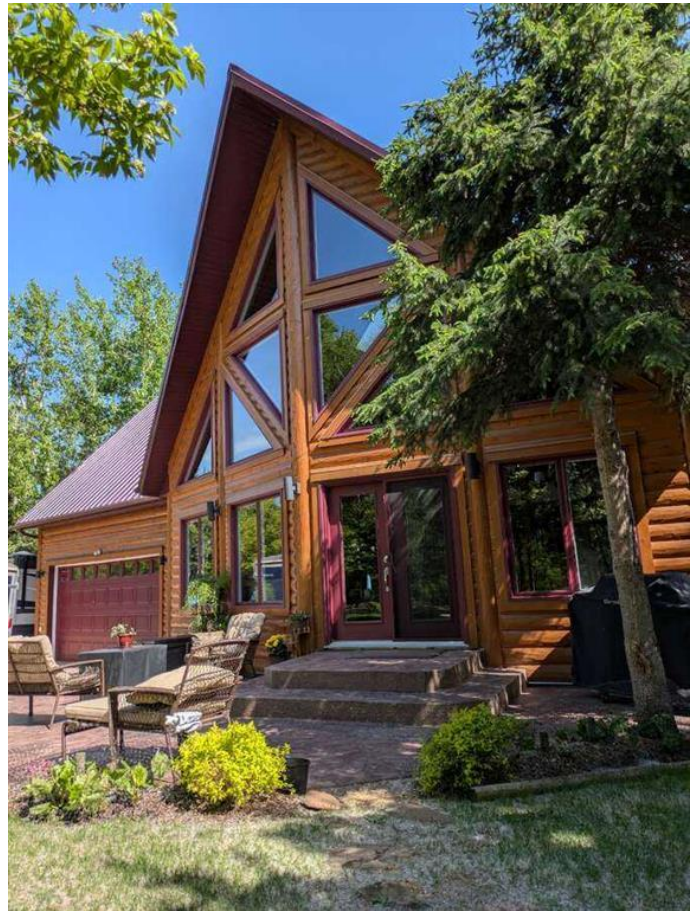
**\$599,999**

1 Bedroom, 2.00 Bathroom, 2,339 sqft  
Residential on 0.64 Acres

Johnston, Rural Ponoka County, Alberta

For more information, please click the "More Information" button.

Lots of value outside the home in everything you need to enjoy the space including sheds for all your toys and hot tub. This exceptional 2013-built Timberblock home is nestled on a beautifully landscaped 0.64-acre treed lot in a quiet lake subdivision, offering the perfect blend of modern comfort and rustic charm. With thoughtfully designed living space, this open loft-style home features a bright and spacious main living area with a wood-burning fireplace, triple-pane windows, central air conditioning, and even a steam shower for year-round relaxation. The upgraded kitchen is a dream for entertainers, complete with a full-size fridge and freezer, wet bar, second sink, and beverage fridge. A dedicated office space with a Murphy bed adds versatility for remote work or guest stays, while the all-in-one washer/dryer maximizes convenience. The heated double-car garage includes a workbench and a dedicated dry storage room—perfect for pantry items or preserves. Above the garage, a large bonus room offers endless possibilities as a guest accommodation, hobby area, or recreational space. Step outside to enjoy the beautiful outdoor living features, including a stamped concrete patio, a cozy deck for morning coffee, an 8-person hot tub tucked away for total privacy, and even an outdoor shower. The



electric gate at the top of the driveway can be opened from inside the home, and there’s a charming outhouse for outdoor gatherings. Additional outbuildings include two sheds (one powered with a full-size fridge and shelving), a wood/garden shed, and a cozy bunkhouse nestled in the trees—perfect for kids or guests. The landscaped grounds also feature a garden, greenhouse, fruit trees, flower beds, and a large fire pit area for unforgettable evenings under the stars. This home comes with incredible extras: best of all, residents enjoy shared private access to the lake—ideal for kayaking, watching sunsets, or simply enjoying nature. Accessible year-round via a well-maintained hard-surfaced road, this is more than just a home—it’s a lifestyle of peace, privacy, and connection to nature. Don’t miss this rare opportunity to own a true retreat.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235330    |
| Price          | \$599,999   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,339       |
| Acres          | 0.64        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

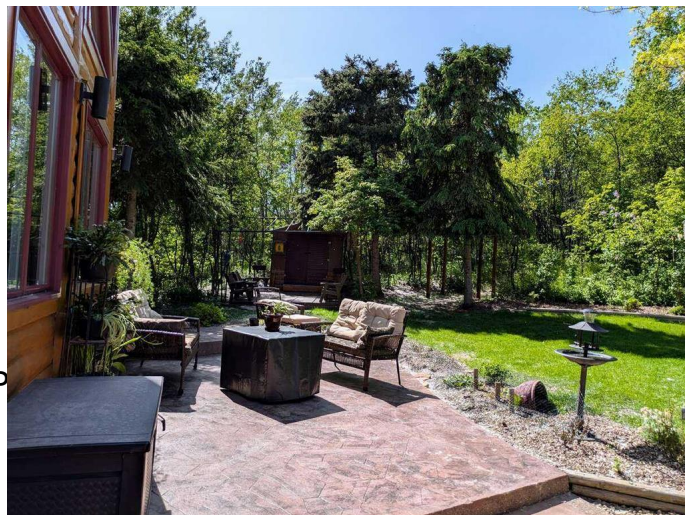
**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 105, 433042 Range Road 221 |
| Subdivision | Johnston                   |
| City        | Rural Ponoka County        |

|             |               |
|-------------|---------------|
| County      | Ponoka County |
| Province    | Alberta       |
| Postal Code | T0B 0H0       |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | None                                 |
| Parking Spaces | 5                                    |
| Parking        | Double Garage Attached, P<br>Carport |
| # of Garages   | 1                                    |



### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Tankless Hot Water, Walk-In Closet(s), Wet Bar           |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Double Oven, Electric Cooktop, Gas Water Heater, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Built-In Freezer, European Washer/Dryer Combination |
| Heating           | Exhaust Fan, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Wood Stove, Wood                                                                                                                                               |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                    |
| Fireplaces        | Wood Burning Stove                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                  |
| Basement          | Crawl Space, Partial                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Rain Barrel/Cistern(s), Storage, Awning(s), Gray Water System, Outdoor Shower                                                                                       |
| Lot Description   | Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, Native Plants, Street Lighting, Treed, Yard Lights, Brush, Sloped Down, Subdivided |
| Roof              | Metal                                                                                                                                                                                           |
| Construction      | Wood Siding                                                                                                                                                                                     |
| Foundation        | Block                                                                                                                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 38              |
| Zoning         | A               |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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