



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

8, 262065 TWP RD 422
Rural Ponoka County, Alberta

MLS # A2232795



\$749,000

Division:	Pleasant Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,597 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Gravel Driveway, Single Garage Detach		
Lot Size:	6.55 Acres		
Lot Feat:	Landscaped, Many Trees, Meadow, Private, Rolling Slope, See Remarks, Tre		

Heating:	Central, Forced Air, Natural Gas	Water:	Private
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-42-26-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: catio, pole shed, sea-can shed, hay shelter, wood shelter

The country is calling! 6.55 acre parcel is nestled in the trees with plenty of space for hobby farm dreams on paved roads all the way to your front gate. Meadow and forest, hills and open areas, this property really does have it all including a fenced perimeter. Developed to easily accommodate animals with a corral, hay shelter, pole shed and enclosed storage, stock waterer plus a fully enclosed catio with access in & out via the lower level. A wonderful bungalow and garage with workshop is sure to keep the people happy too. The bungalow has been upgraded with triple pane windows throughout, a new south facing 4 season sunroom with fireplace offers year round comfort. With 3 bedrooms up and one down & 2.5 bathrooms, there's plenty of room for a growing family or guests. Main floor laundry and large mudroom further add convenience & functionality. This home offers 2 wood stoves and one gas fireplace. Fully finished basement with gorgeous tile floor has an addition work/hobby area as well as cold storage. The double detached garage with large workshop has in-floor heating, is wired for RV plug in as well 220v wiring in the workshop. This quiet location offers amazing quick access to both Ponoka and Lacombe.