



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

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421016 Range Road 271
Rural Ponoka County, Alberta

MLS # A2247187



\$589,000

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-42-27-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, chicken coop, lean too, shed, pump house

Nestled on a beautifully treed and landscaped parcel, this private acreage offers a serene country opportunity outside of any subdivision, just 15 minutes to Ponoka, Lacombe, and Rimbey, and only minutes to Gull Lake and Crestomere. Set well back from the road and surrounded by mature trees, the property is situated in natural surroundings, complete with groomed trails, raspberry bushes, and exceptional privacy. Inside, the spacious and versatile floor plan features 5 bedrooms and 3.5 bathrooms—perfect for larger families or those who appreciate room to spread out. The main level offers a bright kitchen with a brand-new dishwasher, an adjoining dining area, and two inviting living rooms. From the dining room, step out onto the front deck—an ideal spot for morning coffee or a relaxing evening wind-down. Two bedrooms are located on this level, including the primary bedroom with its own ensuite. Recent updates include new flooring, fresh paint in select areas, and all plumbing lines replaced. The partially finished lower level provides a generous open space currently used as a home gym and games room, two additional bedrooms, a 4-piece bathroom, and the added convenience of a second laundry area. Ample storage can be found in both the laundry and furnace rooms. Outdoor living is a highlight, with two decks perfect for entertaining or simply soaking in the peaceful surroundings. The grounds are thoughtfully maintained, featuring a large garden plot for the avid gardener, two outdoor water outlets for garden watering or animals, a 24’ x 25’ shop for storage or projects, and even a chicken coop. This is a rare opportunity to enjoy both space and seclusion in a truly beautiful acreage setting.