

423062 Range Road 243  
Rural Ponoka County, Alberta

MLS # A2128447



**\$849,900**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,418 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	38.31 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Ponoka
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	21-42-24-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Major Use:** Other

Here is country living at it's finest on this 38.31 acre parcel, that includes a sprawling 1343 sq. ft bungalow with fully developed basement, 2 pole sheds and heated shop! This home reflects charm with modern convenience, and is nestled on a maturely landscaped yard site. There is a newer oversized 29' 8" x 26' 8" attached garage and a sizable heated shop; catering to all your storage and hobby needs. Inside, you'll be greeted by a beautifully updated interior featuring an open layout, designed for effortless entertaining and family life. The main level offers a spacious kitchen with a large pantry. There are granite counter tops, and ample cabinet and counter space; perfect for culinary enthusiasts! Additionally, there's a spacious cozy living room where you can unwind after a long day. Luxury vinyl plank flooring adorns throughout. With 6 bedrooms and 3 baths, there's plenty of space for everyone to find their own retreat! The primary bedroom features an ensuite and a convenient walk-in closet. Step outside onto the expansive wrap-around deck and soak in the awe-inspiring views of the countryside. There have been many upgrade to this property including new garage shingles in 2019, all Poly B plumbing lines have been replaced with Pex plumbing lines (2024). There has been a new septic pump added, and redirected pump out that complies with Subdivision requirements per: the Ponoka County. There is an abundance of pasture land, that is partially fenced, and mature trees for privacy. Conveniently located within 10 minutes to Ponoka, and the Highway 2 corridor. What a great place to bring the livestock, kids and pets. There's no place like HOME!