

8, 421032 Range Road 284  
Rural Ponoka County, Alberta

MLS # A2142409



## \$630,000

<b>Division:</b>	Lone Tree Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Boat, Covered, Double Garage Attached, Garage Door Op		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Lawn, Landscaped, Open Lot, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	8-42-28-W4
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Here is your next home! Nestled on a picturesque lot overlooking the serene waters of Gull Lake, this exceptional property offers a rare opportunity to own a slice of natural beauty. Spanning 2 acres of landscaped grounds, this acreage boasts a fully finished walk-out basement designed to maximize comfort and enjoyment. Great features include a huge wrap-around deck to take in the views as you like! The home features 4 bedrooms and 2 bathrooms plus a Master bedroom en-suite. The great open plan offers a great kitchen with an island, granite counters, hardwood a dining area, and a large living room with tons of natural light. The developed basement includes a huge family room, 2 bedrooms, and a bathroom. The large utility room provides great storage space as well. Also included is a large double attached garage. Just a short drive to the local market and boat launch if being on the lake appeals to you!