

240080 Township Road 422
Rural Ponoka County, Alberta

MLS # A2143435



\$259,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,306 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Private, Secluded, Sloped, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-42-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Block, Other	Utilities:	Cable Not, Electricity Connected, Propane, Phone At L
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Shed, Garage (on skids), Playhouse/Playground, Shed, Window Coverings, Negotiable on everything

Escape to serene country living just 20 minutes southeast of Ponoka. Nestled on a peaceful 1-acre parcel, this charming property boasts an abundance of natural beauty and rural tranquility. With mature fruit trees including apple, saskatoon berry and chokecherry, and expansive garden spaces, it's a gardener's paradise awaiting your green thumb. The property features a comfortable mobile home with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite bathroom. Additionally, there are 2 other bedrooms, offering ample space for guests or family members as well a second 4-piece bathroom. Off the back of the mobile there is an addition which could be used as a porch, storage area, or an office. Located on a quiet country road, this acreage offers a retreat from the hustle and bustle, yet remains conveniently close to amenities. Imagine the possibilities of creating your dream home or getaway in this idyllic setting, where the air is crisp and the views are abundantly vast with the rolling green hills and treed areas. Don't miss this opportunity to own your slice of countryside, where each day brings a renewed appreciation for nature's gifts and the joy of rural life.