

274030 Highway 53
Rural Ponoka County, Alberta

MLS # A2147141



\$729,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,480 sq.ft.	Age:	1998 (26 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Front Drive, Gravel Driveway		
Lot Size:	4.87 Acres		
Lot Feat:	Front Yard, No Neighbours Behind, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-43-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Vinyl Windows		

Inclusions: Window Coverings, Garage Door RemotesX2

This exceptional property offers an ideal location just 14 minutes from Ponoka, 18 minutes from Rimbey, and 1.5 miles from Crestomere School. Conveniently situated directly off Highway 53 with no gravel road travel, this 4.87-acre property is perfect for families and businesses alike. The main residence is a spacious 7-bedroom, 5-bathroom home, boasting a total of 4,552 sq ft. The main floor offers 2,495 sq ft of living space, complemented by an additional 2,057 sq ft below grade. The home has been meticulously maintained, with new shingles installed 5 years ago, a new \$51,000 septic tank and field installed in the fall of 2023, and a \$27,000 professional repair to the deck and garage roof in 2024. Freshly washed siding sparkles, enhancing the home's curb appeal. Upon arrival, new paint on both decks and railings greet you, leading into the captivating home. The open concept kitchen, dining, and living room area features big, bright windows that let the beautiful Alberta sunshine in. Conveniently located off the dining room is the perfect space for a home office or a computer workspace. The south-facing living room deck and the north-facing kitchen deck provide ample outdoor space to enjoy the peaceful country life. Downstairs, you'll find new flooring, light fixtures, and fresh paint in the family room. Enjoy the convenience of modern amenities, including a 120-amp power supply to the home. The attached garage features two doors, each measuring 9 ft wide by 7.5 ft high, providing ample space for vehicles and storage. Prior to listing, a professional plumber ensured all plumbing was working properly, replacing three shower heads, two taps, and one sink as needed. The property also includes a spacious shop with a door size of 14 ft high and 12 ft wide. The shop's ceiling height is 14.8 ft, with heated storage above measuring 15 ft wide by 17 ft long, and cold

storage above measuring 15 ft wide by 22 ft long. The heated storage area has a ceiling height of 5.9 ft, making it perfect for various uses. Additionally, the shop is equipped with a 200-amp power supply, ensuring you have all the power you need for various operations. Please note, the barn shown in the photo is decommissioned and the Seller is committed to seeing it be removed. No future use for hogs or other animals will be permitted in this facility, ensuring a clean and versatile space for new owners. Located just 10 minutes from the Meadowbrook Public boat launch and Raymond Shores RV Resort on Gull Lake, this property offers easy access to recreational activities. The beautiful surroundings and serene environment make it a perfect retreat. This property presents a unique opportunity to own a versatile and well-maintained home in a prime location. Whether you are looking to establish a business, raise livestock, or enjoy a peaceful rural lifestyle, this property has it all.