

422038 Range Road 255  
Rural Ponoka County, Alberta

MLS # A2152254



## \$629,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	7.44 Acres		
<b>Lot Feat:</b>	Lawn, Garden, Many Trees, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-42-25-W4
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, 2 garage door openers and 3 controls, tarped shed, 2 storage sheds, central vac (as is), hot tub and accessories

Welcome to this private 7.44 acre parcel just minutes from town, and nestled amidst a lush tree-line. As you drive up the paved driveway, the expansive front yard sets the stage for this charming home. This 4 bedroom, 3 bath, rancher style bungalow, offers abundant space for the entire family with 1300+ sq. ft. on the main floor. The basement is also fully developed for additional living space. Step inside and be greeted by a sunlit living room showcasing beautiful hardwood floors and southeast-facing windows—a perfect spot to unwind. The heart of the home is a charming country kitchen with modern stainless steel appliances and ample natural light filtering through newly updated windows. Adjacent, the expansive dining area includes a handy storage closet and a versatile corner desk. Garden doors lead from here to a generously sized rear deck, enveloped in privacy—ideal for outdoor enjoyment and relaxation. Updates abound throughout the home, including a recently replaced hot water tank (2021), new basement flooring (2020), and refreshed eavestroughing and outdoor taps (2021). The interior boasts new kitchen cupboard hardware, fresh paint, and a laundry room sink. Plumbing updates in 2023 ensure efficiency, while new garage doors and electrical enhancements in the garage (2021) add convenience. The spacious primary bedroom offers a large bay window overlooking the tree-lined yard. Additional features include a renovated closed-in breezeway (2021), a paved driveway (2021), and a deck installed in 2017. Essential maintenance includes updated shingles (2014 and 2018), a new septic pump (2024), and a well pump replacement in 2016. An added 30-amp RV plug enhances versatility. Experience the tranquility and convenience of this property firsthand and envision life in the country- just minutes from all amenities!