

262053 Township Road 444
Rural Ponoka County, Alberta

MLS # A2155332



\$315,911

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Single Wide Mobile Home | | |
| Size: | 1,552 sq.ft. | Age: | 1988 (36 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | None | | |
| Lot Size: | 2.99 Acres | | |
| Lot Feat: | Many Trees | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Baseboard, Forced Air, Propane | Water: | Well |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 22-44-26-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Separate Entrance, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: FRIDGE , STOVE , DISHWASHER , STOVE , WASHER , DRYER

Discover a peaceful retreat on this stunning 2.99-acre property, offering the perfect blend of natural beauty and functional living! Wonder through the manicured walking trails, or gather with friends and family around your private fire pit under the stars. There is a wellhouse that has a mezzanine above for extra storage or a great space for the kids to make their own. The property also features a spacious 33'x25' quonset, ideal for storage or a workshop. The cozy mobile home, powered by propane, provides a comfortable living space, making this the ultimate escape from city life. Whether you're looking for a weekend getaway or a serene place to call home, this property offers endless possibilities.