

1-421020, Range Road 284  
Rural Ponoka County, Alberta

MLS # A2156641



## \$725,500

<b>Division:</b>	Rural Ponoka County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,265 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Attached, Double Garage Detach		
<b>Lot Size:</b>	4.26 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Gentle Sloping, Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field
<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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** 6 Person hot tub (2022), pool table and accessories, fire pit, 4 piece custom made patio furniture set, fridge in garage, BBQ on upper deck (connected to gas line), gate on driveway.

Nestled on 4.26 acres in the sought-after North Shores on Gull Lake, this exceptional property offers the perfect blend of comfort and amenities. The inviting living room boasts vaulted ceilings, a cozy wood stove (WETT inspected in 2022), and patio doors leading to a charming "sunroom" deck where you can enjoy panoramic views. Open concept kitchen/dining flow from the large entryway to the living room. Spacious main floor primary room with a walk-in closet, a 3-piece ensuite and direct access to deck. Expansive wrap-around enclosed deck spans two sides of the house, allowing unobstructed views of Gull Lake. Main floor laundry. Downstairs, you'll find three generously-sized bedrooms with in-floor heating and into the attached garage. Walk out basement provides access to the yard, and lower deck with a hot tub (2022) to soak in the sunset. For those needing extra storage or workspace, the property includes a double attached garage, a double detached garage currently serving as a "man cave," and a 34x20 metal clad storage shed with a 12' overhead door. Shelter belt along north property line, coniferous trees and productive apple trees. Whether you're enjoying coffee on the upper deck or unwinding by the fire-pit as the sun sets over the lake, this acreage offers a serene and picturesque lifestyle.