

13010 Township Road 434
Rural Ponoka County, Alberta

MLS # A2166779



\$775,000

Division:	Rural Ponoka County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,330 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Heated Garage, See Remarks		
Lot Size:	10.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Secluded, See Remarks		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-43-1-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Agricultural
Foundation:	Slab	Utilities:	-
Features:	Open Floorplan		

Inclusions: Wood Shed, Garden Shed, C-Can, Work Table in shop, Air Compressor

Looking for a "Little Piece of Paradise"? This 10 acre parcel is located minutes from Gull Lake and includes a 1330 sq ft custom built bungalow. Home is built on slab with ICF Frostwall... Beautiful and functional design with open living space to the front. Kitchen is adorned with bright, white cabinetry with island and Quartz countertops, large walk-in pantry & farmer sink. 2 bedrooms & 2 baths. Large Laundry Room/Sewing Room with extra sink, an abundance of cabinets and direct access to back deck. Primary Bedroom includes a large walk-in closet and 5 pce ensuite with the deep Baine Ultra Air Tub...your own little spa. No shortage of storage. Enjoy the yard from the front veranda or the back deck. Yard has been well designed with fruit trees, garden beds and round about driveway. Detached Double Car Garage (26x32) is heated. 36x36 Metal Shop with infrared heat includes a number of work tables and air compressor. Large 40ft C-Can with doors on each end is also included. Property is fenced and could easily handle a few animals.