

# \$650,000 - 252073 Township Road 431a, Rural Ponoka County

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MLS® #A2224828

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,988 sqft  
Residential on 4.23 Acres

NONE, Rural Ponoka County, Alberta

4.23 acres located only 1 minute from town! Enjoy the acreage lifestyle while being close to the amenities of town, this property has a nearly 2000 sq. ft. 3 bedroom home plus large shop and greenhouse. The lot offers a park like setting with a large lawn with blue spruce perimeter. The spacious bungalow has a very versatile and functional one level floor plan, there's 3 bedrooms, 2 bathrooms plus a 3 piece ensuite. There's a spacious formal dining room, living room and a family/sitting room just off the kitchen which leads to a solarium with large windows with a view to the backyard. Off the side entry is the large laundry area as well as the 2 piece bathroom. The furnace has been recently replaced. Connecting the house to the workshop is a 20'x27' enclosed carport with garage door and new door opener. From the carport you can access the 26'x21.5' workshop which is attached to the 40x49 shop. The shop has 2 10'x12' overhead doors as well as a 4 post car lift (as is). There's also a 20'x26' greenhouse for the green thumb in the family. This property is in the county but is connected to municipal sewer, and it's own drilled water well.

Built in 1990

## Essential Information

MLS® #                      A2224828



|                |                                  |
|----------------|----------------------------------|
| Price          | \$650,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,988                            |
| Acres          | 4.23                             |
| Year Built     | 1990                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 252073 Township Road 431a |
| Subdivision | NONE                      |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T4J 1R1                   |

### Amenities

|         |                                         |
|---------|-----------------------------------------|
| Parking | Attached Carport, Quad or More Attached |
|---------|-----------------------------------------|

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows            |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard, Uncovered Courtyard |
| Lot Description   | Landscaped, Many Trees            |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Wood                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 91             |
| Zoning         | CR             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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