

\$699,000 - 39, 423002 Range Road 10, Rural Ponoka County

MLS® #A2230724

\$699,000

2 Bedroom, 2.00 Bathroom, 1,331 sqft
Single Family on 1.06 Acres

N/A, Rural Ponoka County, Alberta

Introducing a Former Show Home, nestled in the serene surroundings of Aspen Hill, Gull Lake! This pristine property is just a stone's throw from vibrant water activities, with the added allure of being close to a boat launch. Situated on a mature, tree-lined corner lot, this home is an oasis of peace enhanced by surrounding walking trails and is a nature lover's paradise. The property features an appealing exterior with a wraparound deck and beautifully landscaped yard that invites relaxation and outdoor gatherings. The heart of the home features an interconnected kitchen, dining room and living room that seamlessly blend into one another. The kitchen is equipped with bright white cabinetry, modern LG Thin Q stainless appliances - app allows you to connect with your appliances from anywhere, including a gas stove, fridge (area plumbed for water) basks in year-round sunlight, perfect for culinary activities. The dining area boasts built-in benches with extra storage and leads to the large wrap around deck - perfect for entertaining. Enjoy quiet evenings curled up with a book in the living room with the cozy wood-burning stove. A bedroom and 3 piece bathroom complete the main floor maximizing both comfort and utility. Upstairs, the spacious primary bedroom draws attention with its roomy design, including a large ensuite bathroom complete with soaker tub, separate



shower and expansive vanity. Additionally features a walk in closet and west facing upper-level deck. Both bedrooms are enhanced by the convenience of laundry chutes. The lower level of the home offers a bright family room adjacent to a large laundry / craft room, merging practicality with creativity. Automotive and workshop enthusiasts will appreciate the immaculate, heated (by both forced air and wood burning stove), insulated 24x28 garage that includes a spacious bonus room above ideal for guests. Outdoor living is just as impressive, with the landscaped yard including a fire pit, gazebo, and woodshed, all designed to complement the tranquil surroundings. This Former Show Home is more than just a residence—it's a lifestyle choice, in a peaceful setting, ideal for those seeking serenity, adventure and nature. Only 30 minutes to Red Deer and Sylvan Lake, 45 minute drive to the Edmonton airport and amazing restaurant only minutes away!

(id:6289)

Built in 2009

Essential Information

Listing #	A2230724
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,331
Acres	1.06
Year Built	2009
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	39, 423002 Range Road 10
Subdivision	N/A
City	Rural Ponoka County

Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Other
Utilities	Electricity, Natural Gas
Features	Treed, Other, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Oven - gas, Water softener, Dishwasher, Garburator, Microwave Range Hood Combo, Hot Water Instant, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas, Wood Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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