

\$749,900 - 25, 431003 Range Road 260, Rural Ponoka County

MLS® #A2256085

\$749,900

3 Bedroom, 3.00 Bathroom, 1,728 sqft
Single Family on 1.10 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

BRAND NEW 3 BEDROOM, 3 BATHROOM
2-STOREY ~ STYLISH FINISHES & LOADED
WITH UPGRADES THROUGHOUT ~
OVERSIZED DOUBLE ATTACHED GARAGE
~ IMMEDIATE POSSESSION AVAILABLE ~
12' x 11'6" covered front veranda welcomes
you and leads to a bright and spacious foyer ~
Archway leads to the warm and inviting living
room with high ceilings, large windows that fill
the space with natural light and a cozy
fireplace with a raised hearth, mantle, and
feature wall with decorative moulding and
lighted wall sconces ~ The stunning kitchen
offers an abundance of custom cabinets
loaded with storage drawers and a built in
pantry; tons of stone countertops including a
massive island with an eating bar and pendant
lights above; full tile backsplash; and an
undermount granite composite sink with a
window above ~ Archway from the kitchen
leads to the mud room with convenient access
to the attached garage and 2 piece main
bathroom ~ easily host large gatherings in the
spacious dining room with a stylish chandelier
and sliding patio door to the covered 12' x 9'6"
rear deck that overlooks the backyard ~ The
primary bedroom can easily accommodate a
king size bed plus multiple pieces of furniture,
has a large walk in closet, and a spa like 5
piece ensuite with dual sinks, a soaker tub and
separate walk in shower ~ 2 additional



bedrooms are both a generous size with ample closet space, and share a 4 piece bathroom ~ Conveniently located upper level laundry room ~ The basement has in floor heating roughed in, bathroom plumbing roughed in, and awaits your future development with plenty of space for a family room and/or additional bedroom(s) ~ Oversized double attached garage is insulated and finished with painted drywall, has two floor drains, two overhead doors, and a man door to the backyard ~ The backyard has plenty of space and beautiful country views ~ School bus stop just steps away ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!! (id:6289)

Built in 2025

Essential Information

Listing #	A2256085
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,728
Acres	1.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	25, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Utilities	Electricity, Natural Gas
Features	Cul-de-sac, See remarks, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Gravel, Oversize, RV
# of Garages	2

Interior

Appliances	See remarks
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Composite Siding, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Lime Green Realty Central
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