

\$899,000 - 431028 Range Road 255, Rural Ponoka County

MLS® #A2259209

\$899,000

3 Bedroom, 4.00 Bathroom, 2,749 sqft
Single Family on 6.86 Acres

N/A, Rural Ponoka County, Alberta

An incredible opportunity 30 YEARS in the making “and these do NOT come around often!! Just under 7 Acres of flat, usable land with the biggest and best shelterbelt you may EVER see. This acreage has so many points to hit!..solid house, originally built around 1930s with an extensive addition and renovation in 1981 and continuous upgrades over the last few decades. You have a one of a kind solid oak double spiral staircase that takes you from the upper level loft down to the basement! The interior fireplace and exterior of the home feature true Colorado stone that was hand-picked and trucked across the border to make this home unique. There are upgraded steel framed front and rear decks, mounted to screw piles “so never a worry there about rot or settlement. A complete kitchen renovation took place in 2015, new roof and windows in 2021 and all new paint, master bedroom flooring and basement reno in 2024. A new well was drilled in 2003 and the septic mound was added within recent years as well. The barn has a tin roof and with a little TLC could be a true STUNNER “WHO DOESN’T LOVE a Hip roof barn?!?! Inside you will find 5 box stalls and large pens ready to go - It measures 30ft wide x 44ft long. There is also a heated farm shop! 43ft wide with a 20ft x 14ft high door and 50ft long. Big Power. Tons of Room and everything you need. There is an outdoor riding arena with a fantastic sand



base (just needs worked up as it hasnâ€™t been used in many years) and tons of room for paddocks â€“ all ready for you to set up for your own livestock needs. This LOCATION is absolutely spectacular, and the peace and quite with no immediate neighbors while being minutes to town is VERY UNCOMMON!!
(id:6289)

Built in 1981

Essential Information

Listing #	A2259209
Price	\$899,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,749
Acres	6.86
Year Built	1981
Type	Single Family
Sub-Type	Freehold

Community Information

Address	431028 Range Road 255
Subdivision	N/A
City	Rural Ponoka County
Province	Alberta
Postal Code	T4J1S4

Amenities

Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Freezer, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX real estate central alberta
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