

# \$849,000 - B-252062 Township Road 431, Rural Ponoka County

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MLS® #A2225707

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 31.44 Acres

NONE, Rural Ponoka County, Alberta

This home is 1.6 kms from Ponoka, on 31.44 acres, offers 3 beds up, main bath with an accessible walk-in shower tub, traditional kitchen with lots of counter space, a bright and spacious dining room, and a cozy living area with a wood burning fireplace. Downstairs features an second kitchen, bedroom, 3 piece bathroom, huge rumpus room with electric fireplace, cold room, large laundry room, as well as extra space for storage or further development. This home is on the Town of Ponoka sewage system, with 3 water wells, 2 sump pumps installed in 2010, updated windows, tin roof, and an added porch off the back for boots and workwear. It offers beautiful views overlooking the river, and has the room for all of your family and animal needs. Detached double garage is 30x24, with workshop, tin roof, 220 power, gas furnace. Quonset is a drive through 70x40, with 220 power. 12 stall horse barn is 126x18, has a tin roof, tack room, and equipped with 220 power and gas. Cow barn is 30x28, has 4 stalls, milk room, a hayloft, tin roof, water, 220 power and gas. Cookhouse and oil shed has a 2nd water well, power and gas. Pump house has power, gas, and hosts 3rd well. There are several other outbuildings and hay sheds, metal panel fencing surrounding, a large garden, and 2 waterers.

Built in 1964



## Essential Information

MLS® #	A2225707
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	31.44
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	B-252062 Township Road 431
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J1R1

## Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Laminate Counters
Appliances	Freezer, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance
Lot Description	Farm, Garden
Roof	Metal
Construction	Stucco
Foundation	Block

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	33
Zoning	Ag

### **Listing Details**

Listing Office	eXp Realty
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