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420006 Range Road 272
Rural Ponoka County, Alberta

MLS # A2227276

$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,462 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	4.50 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	**Water:**	Well
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	3-42-27-W4
Exterior:	Stucco	**Zoning:**	Country Residential
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: All wooden blinds and window coverings, garage door opener, central vac and attachments, garden shed, cedar garden boxes, barn with 4 box stalls, tack room, 2 horse lean toos

Located just off pavement and perfectly situated between Lacombe and Ponoka, this peaceful acreage offers the ideal blend of rural charm and modern convenience—especially for horse lovers! A tree-lined driveway leads you into a beautifully treed property where the home is tucked into a private setting. The attractive stucco exterior, front and rear decks, and well-maintained landscaping create a warm and welcoming first impression. Inside the 1,426 sq. ft. bungalow, you’ll find a bright and open floor plan that feels both spacious and functional. The kitchen is filled with natural light and offers plenty of cupboard and counter space. Just off the front entry, there’s a convenient office or additional bedroom. The spacious primary suite provides a peaceful retreat with dual closets and a luxurious ensuite that includes a separate tub and shower. Large windows in the living room allow sunlight to stream in and offer lovely views of the surrounding greenery. The fully finished walkout basement expands the living space with a generous family room, two more large bedrooms, and a beautifully updated bathroom. The laundry room is well-equipped with a newer washer (2023), dryer (2019), and excellent storage to keep everything organized. This home has seen significant recent upgrades to enhance both comfort and efficiency. A new furnace and hot water tank were installed in 2024, and a second hot water tank was replaced in 2019. The shingles were replaced in 2022 and now include whirly birds and vents to improve airflow in the attic. The well received a new pump in 2023, and the septic system was upgraded with a new pump in 2021. Even the outdoor railings were freshly painted in 2024, contributing to the tidy and cared-for appearance of the property. The yard is a true oasis with naturally treed areas, landscaped garden beds, and raised

planters, making it the perfect spot to relax or cultivate a garden. Horse enthusiasts will be thrilled with the thoughtfully designed equestrian setup. The barn is heated and fully serviced with power and water, and includes four box stalls, a tack room, and a hay shed. Two lean-tos provide additional shelter, while the large open field and riding arena are ready for recreational use or more serious riding pursuits. A security system and protective bars on the lower-level windows provide added peace of mind. This is a rare opportunity to own a beautifully upgraded and well-maintained acreage in a fantastic location. Peaceful, private, and move-in ready—this property has it all.

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