

**431073 Range Road 254**  
**Rural Ponoka County, Alberta**

**MLS # A2231925**



**\$834,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                  |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 3 Level Split, Acreage with Residence |               |                  |
| <b>Size:</b>     | 2,244 sq.ft.                          | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                |               |                  |
| <b>Lot Size:</b> | 2.00 Acres                            |               |                  |
| <b>Lot Feat:</b> | See Remarks                           |               |                  |

|                    |                           |                   |                           |
|--------------------|---------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | 9-43-25-W4                |
| <b>Exterior:</b>   | Wood Frame                | <b>Zoning:</b>    | Country Residential       |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks               |                   |                           |

**Inclusions:** Buddy washer, all blinds, garage door opener, quonset, water shed, hot tub

Here is an exceptional 5-bedroom (2 up, 3 down), 2.5-bathroom stucco home, ideally located on 2 beautifully landscaped acres just minutes from town. Enjoy the best of both worlds with peaceful rural living and the convenience of nearby amenities. The charming wrap-around deck offers picturesque views of the tranquil setting, while the private hot tub area invites relaxation. A large Quonset provides plenty of space for storage or hobbies, and the expansive yard offers room for outdoor fun. RV owners will appreciate the convenient sewer dump access, and pet lovers will love the fully fenced dog run and dedicated dog room with its own bath and shower—making pet care a breeze. Inside, you’ll find a bright, modern interior featuring a stylish kitchen with granite countertops, a commercial upright fridge and freezer, garburator, and a moveable island ideal for entertaining. Central air conditioning keeps the main floor cool, and a clever sports closet with fan and window offers smart storage for active families. The cozy basement, complete with in-floor heat, is perfect for family time or guest stays, with three versatile bedrooms for added flexibility. The attached heated garage provides year-round comfort for vehicles or workshop projects. Additional features include an owned propane tank, in-floor heat in the garage and basement, and recent updates such as a new well pump (2024). Exterior railings will be completed by closing for added peace of mind. Half of the shingles were replaced in 2024, that were effected from hail damage. With thoughtful design, modern upgrades, and unique pet-friendly features; this property is a rare find, and is ready to welcome you home.