

# \$1,025,000 - 3, 421022 Range Road 260, Rural Ponoka County

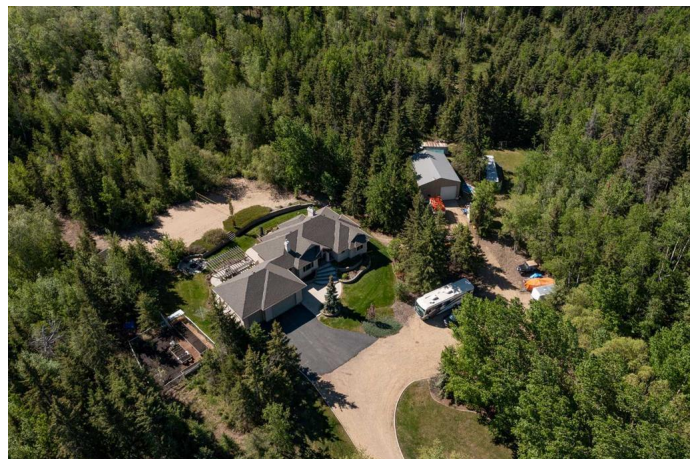
MLS® #A2195329

**\$1,025,000**

4 Bedroom, 4.00 Bathroom, 1,857 sqft  
Residential on 4.57 Acres

Jada Development, Rural Ponoka County,  
Alberta

PRIVATE SETTING - ELEGANT AND CUSTOM DESIGNED ACREAGE! Looking for that one of a kind acreage that exudes elegance, quality craftsmanship within close proximity to Ponoka? Your wait is over! This stunning property features a 1857 square foot bungalow that is fully finished, triple car garage plus a 30 x 40 shop situated on two lots! From the moment you drive in and open the front door you will appreciate the attention to detail and high end finishings throughout! The main floor boasts a gorgeous kitchen with an abundance of cabinetry, marble countertops, stainless steel appliances including double oven and gas range plus a butler pantry/mudroom! The kitchen and formal dining room feature an elegant slate grey acrylic ceiling to enhance the elegance of this home! The living room has vaulted ceilings, built in bookcases, wood burning fireplace and windows overlooking the back yard with its own beach volleyball court! The design and floorplan of this home makes it easy to host family and friends! The primary bedroom is spacious and is its own special retreat with a beautiful four piece ensuite with double vanity, make up counter, steam shower and spacious walk in closet. Second bedroom and another 4 piece bathroom complete this level. The basement is fully finished with 10' ceilings and is another entertainment hub - family room



with space for pool table, wet bar with refrigerator and cabinets and lovely slate flooring. Two spacious bedrooms, large laundry/utility area plus storage and utility room completes the basement. The house is super insulated with R28 in the walls and a continuous vapor barrier, triple pane windows, rough in for wood burning stove in the basement and shingles are 2 years old. The attached garage measures 27"x 35'7" plus there is a 30' x 40' shop with a workshop area and 12' x 12' overhead door. The property is beautifully landscaped with floral gardens, garden boxes in the garden plot which has a perimeter fence, power and water in the flower beds, asphalt driveway, mature trees, tool shed which is heated plus there is a transfer switch in the home for a standby generator. This acreage is pristine and it is now awaiting its new family!

Built in 2003

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2195329                         |
| Price          | \$1,025,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,857                            |
| Acres          | 4.57                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3, 421022 Range Road 260 |
| Subdivision | Jada Development         |

|             |                     |
|-------------|---------------------|
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T4J 1R3             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Quad or More Detached, RV Access/Parking, RV Garage, Workshop in Garage |
| # of Garages   | 6   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Double Oven, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Boiler   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Native Plants, Yard Lights |
| Roof              | Asphalt Shingle   |
| Construction      | ICFs (Insulated Concrete Forms), Stucco, Wood Frame   |
| Foundation        | ICF Block   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 51                  |
| Zoning         | CR                  |

### **Listing Details**

Listing Office

RE/MAX real estate central alberta

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