

\$875,000 - 420043 Range Road 250, Rural Ponoka County

MLS® #A2207520

\$875,000

5 Bedroom, 3.00 Bathroom, 2,781 sqft
Residential on 7.22 Acres

NONE, Rural Ponoka County, Alberta

Looking for the perfect piece of land with the perfect home AND a shop? This 7.22-acre property backing onto Chain Lakes has it all—privacy, peace, and all the features you've been searching for.

Updated throughout, this home is move-in ready with new cabinets, countertops, flooring, appliances, a covered deck, shop siding, a new boiler system, and more! With 5 Bedrooms, including a main-floor Primary, a Triple Attached Heated Garage with a mudroom and dog run, plus a 48x36 Finished & Heated Shop, this property offers the space and lifestyle you've been dreaming of—all in a highly desirable location.

The main level showcases a stunning Kitchen equipped with top-of-the-line Samsung Bespoke appliances, a Kitchenaid cooktop, Corian solid surface countertops, and beautiful new cabinets in a classic white finish. A large island provides ample space for meal preparation and gathering, while the walk-in pantry will more than satisfy your storage needs. The adjacent Living Room welcomes you with a new cozy gas fireplace, perfect for cold winter days.

Retreat to the luxurious Primary Bedroom on the main level, complete with a walk-in closet and 4-piece ensuite boasting a soaker tub. An



additional Bedroom offers versatility as a home office or guest room, complemented by a convenient 2-piece bath nearby. The main level also features a well-appointed Laundry Room with LG ThinQ Large Capacity washer/dryer.

Upstairs, discover 3 more Bedrooms, a 3-piece Bath, and a Bonus Room overflowing with storage space, perfect for crafting or playtime with the family. A separate Family Room provides the ideal setting for leisure activities or movie nights.

Outside, find the new covered back deck, sure to become your serene oasis. Fruit trees and a calming labyrinth garden provide a spot for reflection, while nearby garden beds await your green thumb, ready for planting your favorite blooms or vegetables. The property extends to the water's edge of Chain Lakes, offering endless possibilities for outdoor enjoyment.

This exceptional property has been meticulously updated throughout over the past two years, with new vinyl plank floors, fresh paint, upgraded faucets/sinks/toilets, lighting fixtures, and door handles/locksets. Outside, the addition of new siding on the shop that matches the home adds to the curb appeal. With a new high-efficiency boiler, central A/C, and new panel, this home offers modern in a serene countryside setting.

A new finished and heated shop awaits the avid mechanic, with underground wiring for future upgrades. Additional updates include insulated composite siding, an expanded driveway w/ fresh gravel, and a light post for added security.

The truly tranquil setting of this property is a dream, with total privacy. Rest easy knowing

your kids can play outside, with the freedom to dream and let their imaginations run wild. With everything done and nothing left but to move in, this home is perfect for the family looking for space in an ideal remote setting.

Built in 2004

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2207520 |
| Price | \$875,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,781 |
| Acres | 7.22 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 420043 Range Road 250 |
| Subdivision | NONE |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1R3 |

Amenities

| | |
|---------------|------------------------|
| Parking | Triple Garage Attached |
| # of Garages | 3 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Master Downstairs, See Remarks, Walk-In Closet(s) |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Boiler, In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Partial, Crawl Space |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Private, Treed, Lake, Waterfront |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

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|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 5 |
| Zoning | CLSA |

Listing Details

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| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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