

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

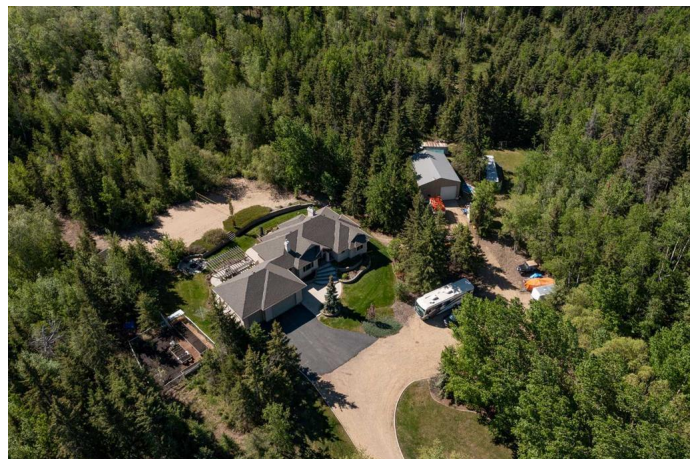
MLS® #A2195329

**\$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	Bungalow, Acreage with Residence
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	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Additional Parking, Driveway, Off Street, Quad or More Detached, RV Access/Parking, RV Garage, Workshop in Garage
# of Garages	6

### **Interior**

Interior Features	Bookcases, Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Chandelier, Stone Counters, Central Vacuum
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Double Oven, Gas Range
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, Many Trees, Fruit Trees/Shrub(s), Front Yard, Landscaped, Native Plants, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	65
Zoning	CR

## Listing Details

Listing Office            RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.