

# \$850,000 - 15, 420068 Highway 771, Rural Ponoka County

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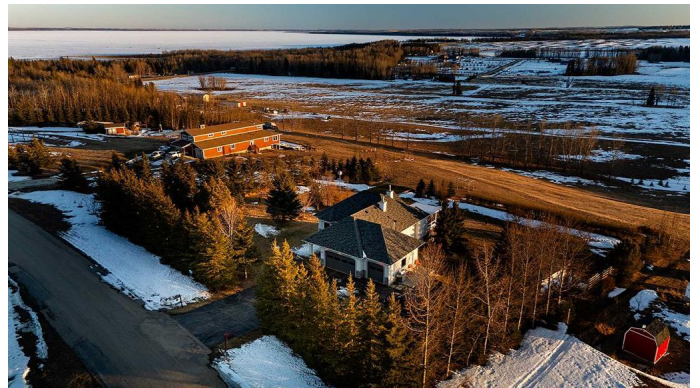
MLS® #A2200263

**\$850,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft  
Residential on 3.51 Acres

Poulsen's Estates, Rural Ponoka County,  
Alberta

This beautiful walkout bungalow offers the perfect blend of space, comfort, and natural beauty – situated on 3.51 acres with spectacular views of the countryside and Gull Lake. Whether you're enjoying your morning coffee in the enclosed sunroom or relaxing on the spacious upper deck, you'll be surrounded by nature's beauty. The main floor features a bright and open living space, highlighted by a 3-sided gas fireplace, large windows, and a seamless flow between the living, dining, and kitchen areas. The primary bedroom is a true retreat recently updated with its own peaceful ambiance and stunning new shower & double vanity, and the main-floor laundry/mudroom adds extra convenience. The walkout basement is perfect for entertaining or hosting guests, complete with a wet bar, family room, two large additional bedrooms, and a full bathroom with a shower. You'll also appreciate the large unfinished storage/utility room with a 7x10 cold room – ideal for storing your garden harvest or seasonal items. Step outside to your beautifully landscaped yard, filled with lush perennials, fruit trees, and a charming Purple Martin house that will soon welcome new feathered residents. With plenty of space for outdoor activities, gardening, or simply soaking in the peaceful surroundings, this property offers a true acreage lifestyle. Additional features include a triple-car garage,



an RV parking pad, and ample room to expand or customize to your liking. This is truly a must-see property for anyone seeking a private and serene retreat with unmatched lake views. There is also a 16'x20' shed equipped with power, and many recent updates including, newer shingles, HWT, eavestroughs, and appliances. This property has it all and more!

Built in 2002

### **Essential Information**

MLS® #	A2200263
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	3.51
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	15, 420068 Highway 771
Subdivision	Poulsen's Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage, Awning(s)
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture
Roof	Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	43
Zoning	3

## Listing Details

Listing Office	Century 21 Maximum
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