

\$728,000 - 262009 Township Rd 422, Rural Ponoka County

MLS® #A2207376

\$728,000

6 Bedroom, 4.00 Bathroom, 1,354 sqft
Residential on 12.65 Acres

Morning Meadows, Rural Ponoka County,
Alberta

This beautifully maintained custom-built raised bungalow is being offered for sale by its original owners. Thoughtfully designed with comfort, functionality, and long-term durability in mind, this home showcases quality craftsmanship and attention to detail. Situated on 12.65 acres, the property offers a peaceful retreat surrounded by nature, where deer and moose are frequent visitors. If you're looking for space, privacy, and a home that's been built to last, this is the perfect opportunity. The main floor features a spacious and inviting layout, with three bedrooms, including a primary suite with a king-sized layout. The suite offers a walk-in closet and an ensuite with a jet tub and walk-in shower. The open-concept living and dining area is perfect for both daily living and entertaining, featuring a cozy gas fireplace and patio doors leading to a deck that overlooks the beautifully landscaped backyard and beyond. The main-floor laundry room includes a washer and dryer (2018) and a convenient half-bath. Downstairs, large windows brighten and elevate the living space; three bedrooms that could be used as office, fitness or flex rooms. A full bathroom with a shower. Custom designed for year-round comfort and efficiency, this home features a wood stove along with in-floor heating for warmth and comfort and air conditioning for summer



comfort. A vented cold storage room with shelving was an original design feature. Benefit from the custom upgrades that ensure longevity and efficiency - New vinyl siding in 2018, triple-pane windows with a lifetime warranty in 2021, and 35-year shingles in 2014. A 50 US gallon hot water tank (2019) is dedicated to the in-floor heating system. The drilled well water is of exceptional quality, requiring no filtration/treatment system, and the septic system is maintained bi-annually. From the main road to the front door, you'll enjoy a completely paved drive—no gravel, no mess. The fully paved driveway leads directly to the 22x25 finished attached garage, offering ample space for vehicles, storage, or a workshop. With in-floor heat, hot and cold water, finished walls, and a clean interior, this garage is ready for year-round use, whether you're parking your vehicle, working on projects, or keeping things organized. A 12' x 24' single detached garage built in 2023, and two garden sheds to store your yard equipment or recreational gear, plus ample space for RV parking with 30AMP electrical. 12.65 acres are fully fenced and cross fenced providing plenty of space for animals, gardening, or simply enjoying the wide-open landscape. Horse lovers will appreciate the 140â€™ x 60â€™ corral, complete with a two-horse shelter and tack room. Outdoor living is further enhanced by a multi-tiered deck, with the upper deck leading down to a lower deck with pergola roofing—a perfect spot to relax and take in the peaceful surroundings. Located 10 minutes to Ponoka, 30 minutes to Red Deer, and 50 minutes to Edmonton International Airport (EIA)

Built in 1998

Essential Information

MLS® #

A2207376

| | |
|----------------|----------------------------------|
| Price | \$728,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,354 |
| Acres | 12.65 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 262009 Township Rd 422 |
| Subdivision | Morning Meadows |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1R3 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 6 |
| Parking | Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Asphalt |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas, Wood |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Family Room, Gas, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Landscaped, Lawn, Level, Treed, Pasture |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 2 |
| Zoning | CR-H |

Listing Details

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|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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