

# \$599,000 - A 260050 Township Road 422, Ponoka

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MLS® #A2206429

**\$599,000**

4 Bedroom, 4.00 Bathroom, 2,179 sqft  
Residential on 5.41 Acres

NONE, Ponoka, Alberta

Escape to tranquility without sacrificing convenience in this two-storey home, set on 5.4 acres just minutes from town. Nestled among trees, this private retreat offers seclusion with the perks of paved road access, potential for horses, and nearby amenities. Step into a spacious, open entryway where pride of ownership shines through every detail. The bright living room, flooded with natural light, showcases a warm cedar ceiling and a stunning Virginia marble wood-burning fireplace—a perfect centerpiece for cozy nights. Adjacent, the expansive dining area flows into a well-equipped kitchen boasting ample cabinetry, counter space, and all appliances, plus a versatile dinette area. A three-piece bathroom and convenient main-floor laundry round out this level. On the upper floor, there are two generously sized bedrooms, a full bathroom, and primary bedroom with ensuite. It also features a walk-in closet! The fully finished walkout basement expands the living space with an additional bedroom, full bathroom, and a large recreation/family room. This flexible area is perfect as a media room, gym, or play space, opening to a lush, picturesque yard that truly shines in spring and summer. An oversized attached two-car garage and heated work shop are added bonuses to this property. There have been upgrades over the years including new shingles installed on the house in 2024 and garage in 2023. The boiler has also been replaced. The window was replaced



in the primary bedroom. Patio doors open to a wraparound deck, with breathtaking views of the tree-lined yard—ideal for summer gatherings or peaceful mornings in nature. This property is a great opportunity for an affordable family home that offers country living close to town. Conveniently located between Ponoka and Lacombe, and only 20 minutes to Red Deer, and less than an hour to Edmonton.

Built in 1980

### Essential Information

MLS® #	A2206429
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,179
Acres	5.41
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	A 260050 Township Road 422
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features See Remarks  
Appliances See Remarks  
Heating Boiler, Hot Water  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Living Room, Wood  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 4  
Zoning Country Residential Hobby

### Listing Details

Listing Office RE/MAX real estate central alberta

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