

# \$625,000 - 252073 Township Road 431a, Rural Ponoka County

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MLS® #A2224828

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,988 sqft  
Residential on 4.23 Acres

NONE, Rural Ponoka County, Alberta

4.23 acres located only 1 minute from town! Enjoy the acreage lifestyle while being close to the amenities of town, this property has a nearly 2000 sq. ft. 3 bedroom home plus large shop and greenhouse. The lot offers a park like setting with a large lawn with blue spruce perimeter. The spacious bungalow has a very versatile and functional one level floor plan, there's 3 bedrooms, 2 bathrooms plus a 3 piece ensuite. There's a spacious formal dining room, living room and a family/sitting room just off the kitchen which leads to a solarium with large windows with a view to the backyard. Off the side entry is the large laundry area as well as the 2 piece bathroom. The furnace has been recently replaced. Connecting the house to the workshop is a 20'x27' enclosed carport with garage door and new door opener. From the carport you can access the 26'x21.5' workshop which is attached to the 40x49 shop. The shop has 2 10'x12' overhead doors as well as a 4 post car lift (as is). There's also a 20'x26' greenhouse for the green thumb in the family. This property is in the county but is connected to municipal sewer, and it's own drilled water well.

Built in 1990

## Essential Information

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Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,988
Acres	4.23
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	252073 Township Road 431a
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R1

### Amenities

Parking	Attached Carport, Quad or More Attached
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### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Vinyl Windows, Central Vacuum
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 25th, 2025
Days on Market	106
Zoning	CR

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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