

\$725,000 - 420006 Range Road 272, Rural Ponoka County

MLS® #A2227276

\$725,000

4 Bedroom, 3.00 Bathroom, 1,462 sqft
Residential on 4.50 Acres

NONE, Rural Ponoka County, Alberta

Located just off pavement and conveniently located between Lacombe and Ponoka this peaceful acreage offers the perfect combination rural charm and is perfect for those with horses! A tree-lined driveway welcomes you in, leading to a home that is nestled in mature trees. The home's attractive stucco exterior and decks create a warm and inviting first impression. Step inside this 1426 sq. ft. bungalow with bright, open floor plan that feels both spacious and functional. The kitchen is filled with natural light and features plenty of cupboard and counter space. Just off the entryway, there is an office/bedroom. The spacious primary bedroom offers a quiet retreat, with an abundance of natural light, with dual closets and luxurious ensuite with separate tub and shower. The living room is flooded with natural light thanks to large windows that offer views of the surrounding greenery. Downstairs, the fully finished walkout basement features another large living room, two more spacious bedrooms, and a beautifully updated bathroom. The generous laundry room is outfitted with a newer washing machine (2023) and dryer (2019), plus additional storage to help keep things organized. The naturally treed yard, complete with landscaped garden beds and raised planters, is a perfect place to relax or garden. The outdoor railings were freshly painted in 2024, adding to the



well-maintained feel of the exterior. Horse lovers will be thrilled with the well-appointed horse setup at the back of the property. The barn includes 4 box stalls, a tack room, and a hay shed, while the grounds offer a large open field, a riding arena, and two lean-toos. The barn and arena are practical and ready to use, whether for recreational riding or more serious pursuits. The property is equipped with a reliable well, complete with a new pump installed in 2023, and the shingles were replaced in 2022 with whirly birds and vents to improve ventilation. The septic system also saw an upgrade with a new pump added in 2021. For added peace of mind, there is a security system, along with protective bars installed on lower-level windows. This is a rare opportunity to own a thoughtfully maintained and beautifully upgraded acreage in a prime location. Peaceful, private, and move-in ready—this property has it all.

Built in 1999

Essential Information

MLS® #	A2227276
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,462
Acres	4.50
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	420006 Range Road 272
Subdivision	NONE

City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 1Y9

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Country Residential

Listing Details

Listing Office	RE/MAX real estate central alberta
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