

# **\$614,900 - 1260036 Township Road 420, Rural Ponoka County**

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MLS® #A2247460

**\$614,900**

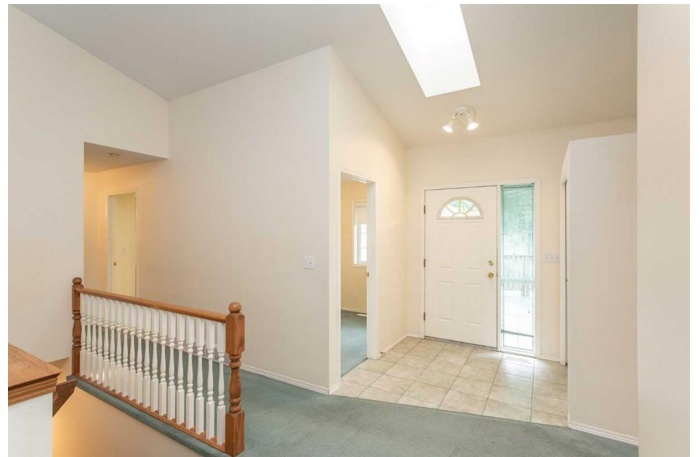
4 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 2.45 Acres

Spruce Ridge Estates, Rural Ponoka County,  
Alberta

Lovely acreage in Spruce Ridge Subdivision at Morningside is awaiting its new family! This one owner home has been cared for over the years and has a pleasing floorplan - main level boasts over 1600 square feet and the basement has over 1500 square feet - partially developed. The main level features the kitchen with a breakfast nook, formal dining area and spacious living room! Three way fireplace separating the living room and dining room - giving ambience and warmth on the cool mornings and evenings. Three bedrooms on the main level including the primary bedroom with a 3 piece ensuite and walk in closet. Four piece bathroom and main floor laundry complete this level. The walkout basement has the 4th bedroom, 4 piece bathroom and an oversized family/games room. Plus part of the basement is unfinished and is awaiting your design. Part of the yard is fenced to keep the children and pets inside! This home is in it original condition and shows well - lots of potential and is in a superb location - close to Lacombe and Ponoka with easy access to the QE2! (New pressure tank in 2020, one hot water tank replaced in 2016, air conditioner is disconnected)

Built in 1996

## **Essential Information**



MLS® #	A2247460
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,610
Acres	2.45
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1260036 Township Road 420
Subdivision	Spruce Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Oven-Built-In, Electric Cooktop, Water Softener
Heating	In Floor, Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	3
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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