

\$895,000 - 21, 420068 Highway 771, Rural Ponoka County

MLS® #A2250342

\$895,000

4 Bedroom, 3.00 Bathroom, 1,651 sqft
Residential on 6.67 Acres

Poulsen's Estates, Rural Ponoka County,
Alberta

FULLY DEVELOPED WALKOUT BUNGALOW ON 6.67 ACRES IN POULSEN'S ESTATES ~ VIEWS OF GULL LAKE ~ SET UP FOR HORSES ~ HEATED TRIPLE ATTACHED GARAGE ~ Hardie Board exterior and an expansive covered front veranda create eye catching curb appeal to this upgraded home ~ The welcoming foyer has tile floors, a large closet, and room for a bench and table ~ Open concept main floor layout is complemented by an abundance of windows that fill the space with natural light and offer beautiful views of the rolling hills and Gull Lake ~ The kitchen comes well equipped with an abundance of custom cabinetry, ample stone countertops including a massive island with an eating bar and second sink, full tile backsplash and a brick feature wall ~ Easily host large gatherings in the spacious dining room with garden door access to the partially covered wrap around deck with a BBQ gas line, composite deck boards, and aluminum railings ~ The living room features cathedral vaulted ceilings and a cozy fireplace with a raised hearth, mantle and floor to ceiling stacked stone surround ~ The primary bedroom oasis can easily accommodate a king size bed plus multiple pieces of furniture, has French doors to the deck, a generous size walk in closet with floor to ceiling organizers, and a spa like ensuite featuring an extra deep air tub with a



view, walk in tile shower, and dual sinks ~
Second main floor bedroom located just off the front entry and has a large window overlooking the front veranda ~ Convenient main floor laundry room has an abundance of built in cabinets with plenty of counter space ~ 2 piece bathroom is located next to the mud room with built in cabinets, a coat closet and access to the attached garage ~ Lighted stairs lead to the fully finished walkout basement with high ceilings and operational in floor heat ~
Massive family room has space for a sitting area, games area, home gym and more, with tons of floor to ceiling windows and garden door access to the partially covered lower patio, hot tub and backyard ~ 2 large bedrooms are perfect for teens or guests with plenty of space for a king size bed and furniture ~ 5 piece bathroom has an oversized vanity with dual sinks and extra storage cabinets, and a separate tub/shower and toilet ~ Large utility room, and flex room offer tons of storage space ~ 28/26' L x 42' W attached garage is insulated, heated, finished with OSB, has three overhead doors and two man doors ~ Other great features include; Water softener, central vacuum ~ Outside there is plenty of space with 6.67 acres of land, beautiful views plus a fully fenced pasture with a barn - perfect for horses ~ Minutes to Parkland Beach with public beach access, boat launch, golf course and more, easy access to Rimbey and Bentley.

Built in 2009

Essential Information

| | |
|------------|-----------|
| MLS® # | A2250342 |
| Price | \$895,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |

| | |
|----------------|----------------------------------|
| Half Baths | 1 |
| Square Footage | 1,651 |
| Acres | 6.67 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 21, 420068 Highway 771 |
| Subdivision | Poulsen's Estates |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T0C 2J0 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 8 |
| Parking | Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks, Triple Garage Attached, Additional Parking, Gravel Driveway |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Mantle, Raised Hearth, See Remarks, Stone |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Views |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 20th, 2025 |
| Days on Market | 1 |
| Zoning | 3 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.