

\$709,900 - 262009 Township Rd 422, Rural Ponoka County

MLS® #A2207376

\$709,900

6 Bedroom, 4.00 Bathroom, 1,354 sqft
Residential on 12.65 Acres

Morning Meadows, Rural Ponoka County,
Alberta

Experience the freedom of country living on this 12.65 acre property. Bring your bikes, quads, big toys, and horses and settle into the comforts of your new home featuring central air conditioning, in-floor heating, gas fireplace upstairs, wood-burning stove downstairs, heated garage (perfect for your workshop) with hot/cold running water, and pavement right up to your doorstep. Conveniently located, youâ€™ve got quick access to the QEII and Hwy 2A, and are just 10 minutes to Ponoka, 15 minutes to Lacombe, 30 minutes to Red Deer, and 45 minutes to Edmonton Airport. Fully fenced and cross-fenced, with thoughtful landscaping and garden beds galore, youâ€™ll enjoy the view from your 2-tiered deck, complete with shady pergola. With upgrades like triple pane windows (2021), finished basement, exceptional well water, and outbuildings, including a single car detached garage, garden shed, large barn shed, and horse shelter with tack room, this property offers you the serenity of the country with the convenience of close in-town amenities. More details in the supplements.

Built in 1998

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2207376 |
| Price | \$709,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,354 |
| Acres | 12.65 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 262009 Township Rd 422 |
| Subdivision | Morning Meadows |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1R3 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 6 |
| Parking | Additional Parking, Asphalt, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas, Wood |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Wood Burning Stove, Basement |
| Has Basement | Yes |

| | |
|-------------------|-----------------------------|
| Basement | Finished, Full |
| Exterior | |
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Landscaped, Lawn, Level, Pa |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 93 |
| Zoning | CR-H |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Maxwell Real Estate Solutions L |
|----------------|---------------------------------|



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