

# \$719,000 - 2-251061 Township Road 431a, Rural Ponoka County

MLS® #A2197974

**\$719,000**

6 Bedroom, 4.00 Bathroom, 1,957 sqft  
Residential on 6.04 Acres

N/A, Rural Ponoka County, Alberta

This beautifully maintained 6-acre property is just minutes from Ponoka and offers an easy commute to both Red Deer and Edmonton. Situated on a cute boulevard with a charming gazebo and plenty of trees, the property is peaceful and private, with no neighbors behind. The spacious two-story home features vaulted ceilings and large windows, creating a bright and airy atmosphere throughout. The kitchen has been updated with some new quartz countertops and a fresh backsplash, perfect for any home chef. The master suite is conveniently located on the main floor and boasts deck access, a walk-in closet, and an ensuite bathroom. Upstairs, you'll find four generously sized bedrooms, ideal for family or guests. The high-ceilinged basement is a fantastic space, featuring a family room with a bar, an additional bedroom, and a 4-piece bathroom. Recent upgrades include fresh paint throughout, new flooring and carpet, a humidifier on the furnace (serviced in 2025), a new septic tank pump (2024), and new deck stairs with a fresh stain (2022). The large deck is perfect for BBQs and includes built-in outdoor speakers for added enjoyment. A newly built heated shop with concrete floors and wiring, along with a newly poured concrete apron, were completed in 2022. The property also features a roundabout driveway for easy access and plenty of space for parking. The fully fenced yard is perfect for pets or livestock



and includes a fire pit, a chicken coop, and a fenced garden. Additional features include a new water filter system for the well and a hot water tank replaced in 2021. This property offers the perfect blend of modern comfort and outdoor space—ideal for creating your personal paradise!

Built in 2012

### Essential Information

MLS® #	A2197974
Price	\$719,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	6.04
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2-251061 Township Road 431a
Subdivision	N/A
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J1R1

### Amenities

Utilities	Electricity Paid For, Heating Paid For, Water Paid For
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Vinyl Windows, Bar
Appliances	Central Air Conditioner, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Barbecue
Lot Description	Front Yard, Landscaped, Level, Private, Pasture
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	13
Zoning	CR

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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