

\$875,000 - 420043 Range Road 250, Rural Ponoka County

MLS® #A2207520

\$875,000

5 Bedroom, 3.00 Bathroom, 2,781 sqft
Residential on 7.22 Acres

NONE, Rural Ponoka County, Alberta

Looking for the perfect piece of land with the perfect home AND a shop? This 7.22-acre property backing onto Chain Lakes has it all—privacy, peace, and all the features you've been searching for.

Updated throughout, this home is move-in ready with new cabinets, countertops, flooring, appliances, a covered deck, shop siding, a new boiler system, and more! With 5 Bedrooms, including a main-floor Primary, a Triple Attached Heated Garage with a mudroom and dog run, plus a 48x36 Finished & Heated Shop, this property offers the space and lifestyle you've been dreaming of—all in a highly desirable location.

The main level showcases a stunning Kitchen equipped with top-of-the-line Samsung Bespoke appliances, a Kitchenaid cooktop, Corian solid surface countertops, and beautiful new cabinets in a classic white finish. A large island provides ample space for meal preparation and gathering, while the walk-in pantry will more than satisfy your storage needs. The adjacent Living Room welcomes you with a new cozy gas fireplace, perfect for cold winter days.

Retreat to the luxurious Primary Bedroom on the main level, complete with a walk-in closet and 4-piece ensuite boasting a soaker tub. An



additional Bedroom offers versatility as a home office or guest room, complemented by a convenient 2-piece bath nearby. The main level also features a well-appointed Laundry Room with LG ThinQ Large Capacity washer/dryer.

Upstairs, discover 3 more Bedrooms, a 3-piece Bath, and a Bonus Room overflowing with storage space, perfect for crafting or playtime with the family. A separate Family Room provides the ideal setting for leisure activities or movie nights.

Outside, find the new covered back deck, sure to become your serene oasis. Fruit trees and a calming labyrinth garden provide a spot for reflection, while nearby garden beds await your green thumb, ready for planting your favorite blooms or vegetables. The property extends to the water's edge of Chain Lakes, offering endless possibilities for outdoor enjoyment.

This exceptional property has been meticulously updated throughout over the past two years, with new vinyl plank floors, fresh paint, upgraded faucets/sinks/toilets, lighting fixtures, and door handles/locksets. Outside, the addition of new siding on the shop that matches the home adds to the curb appeal. With a new high-efficiency boiler, central A/C, and new panel, this home offers modern in a serene countryside setting.

A new finished and heated shop awaits the avid mechanic, with underground wiring for future upgrades. Additional updates include insulated composite siding, an expanded driveway w/ fresh gravel, and a light post for added security.

The truly tranquil setting of this property is a dream, with total privacy. Rest easy knowing

your kids can play outside, with the freedom to dream and let their imaginations run wild. With everything done and nothing left but to move in, this home is perfect for the family looking for space in an ideal remote setting.

Built in 2004

Essential Information

MLS® #	A2207520
Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,781
Acres	7.22
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	420043 Range Road 250
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

Amenities

Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Master Downstairs, See Remarks, Walk-In Closet(s)
-------------------	---

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Private, Treed, Lake, Waterfront
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	April 2nd, 2025
Days on Market	5
Zoning	CLSA

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.