

# **\$869,000 - #36 431003 Range Road 260, Rural Ponoka County**

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MLS® #A2200846

**\$869,000**

6 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Nestled in a highly desirable subdivision just minutes from town, this breathtaking 3+3 bedroom, 3-bath, almost new Bungalow offers modern elegance and spacious comfort. From the moment you arrive, this home's striking curb appeal sets the stage for what's inside. Step into the bright and airy main level, where natural light floods the open floor plan. The stunning crisp white kitchen is a chef's dream, featuring high-end appliances, quartz countertops, in cabinet lighting, ample counter space, and a pantry which also features a quartz counter top and plenty of storage options. The stylish finishes are impressive! The inviting living room, complete with a fireplace, creates a warm and relaxing atmosphere—perfect for unwinding after a long day. The main floor boasts 3 generously sized bedrooms, a full bathroom, and a luxurious primary suite with a spa-like ensuite with dual vanities, walk in shower and soaker tub. Downstairs, the fully developed basement with in floor heat provides even more space for family and entertaining. A large recreational area offers endless possibilities—whether it's a playroom, media space, or a cozy gathering spot. This level also includes three additional well-sized bedrooms, another full bathroom, and a convenient laundry room. Some notable features include the low maintenance luxury



vinyl plank flooring throughout, custom blinds, 9 ft. ceilings, and central air conditioning. Outside, situated on just over an acre, there is plenty of room to enjoy the peaceful surroundings, with no neighbors behind. There have been many trees planted to provide additional privacy in the years to come. The back deck offers low maintenance Duracell covering. The front composite deck is also a great spot to relax. The attached triple-car garage offers abundant space for vehicles, tools, and outdoor equipment. This property is turn-key and offers an excellent alternative to building. You will love the serene country charm yet the conveniences of town are minutes away. Prime location is also close to the Highway 2 Corridor, 45 minutes to The Edmonton International Airport, 1 hour to Edmonton, 30 minutes to Red Deer, and 5 minutes to Ponoka.

Built in 2022

### Essential Information

MLS® #	A2200846
Price	\$869,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,625
Acres	1.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	#36 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County

County	Ponoka County
Province	Alberta
Postal Code	T4J 1R2

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	47
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX real estate central alberta
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