

# **\$676,000 - 156 Bruhn Boulevard, Rural Ponoka County**

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MLS® #A2217888

**\$676,000**

4 Bedroom, 2.00 Bathroom, 1,605 sqft

Residential on 1.55 Acres

Westlake Estates, Rural Ponoka County, Alberta

If peace and privacy are what you are after, this beautiful property could be the one! Perched on a private lot with spectacular lake views from every angle. This ranch style home features a functional floor plan for the whole family. Beautiful blue hardy board siding accented by crisp white trim set the tone for this handsome home. The wrap around wood deck provides gorgeous views of Gull Lake. Once inside you will appreciate the airy openness of vaulted ceilings and ample windows. Luxury plank flooring leads you throughout the home with in floor heating offering added comfort. The modern kitchen features custom shaker style cabinets, stainless steel appliances including a gas range, and a convenient corner pantry. Dine inside or step thru the sliding glass doors to soak in the sunshine and serene setting. After a long day, escape to the spacious primary bedroom, boasting a wonderful walk-in closet. A beautiful barn door leads to the spa-like ensuite with it's gorgeous glass and tiled shower. THREE additional bedrooms and a 5-piece bathroom provide accommodations for a growing family or plenty of company. The laundry/mud room is complimented with beautiful build-in cabinetry, allowing for folding and storage. The double attached garage features in floor heating. Central Air will keep this home comfortable during those warm summer months. Additional upgrades include a water softener and a Heat & Energy



Recovery system providing a healthier air flow for the home. With everything on one floor and at your fingertips, this floor plan flows with functionality. Beautifully landscaped and Centrally located, near Rimbey, Bentley and Lacombe, and just minutes from the shores of Gull Lake! Bring the pets, bring the kids, this beautiful home is bursting with space, quality and style. Schedule your showing today!

Built in 2021

### Essential Information

MLS® #	A2217888
Price	\$676,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	1.55
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	156 Bruhn Boulevard
Subdivision	Westlake Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Gentle Sloping, Lake, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Slab

## Additional Information

Date Listed	May 7th, 2025
Days on Market	7
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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