

# **\$595,000 - 8, 262065 Twp Rd 422, Rural Ponoka County**

MLS® #A2255733

**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 6.55 Acres

Pleasant Hill, Rural Ponoka County, Alberta

Super Acreage Opportunity. 6.55 Acres, very privately set in the trees, plus a pasture area for your horses. There are so many opportunities here, with no gravel and pavement right to your driveway. The home is very spacious and has many upgrades over the years, including upgraded hardy board siding in 2017, new shingles 10 years ago, New septic tank in 2017, triple pane windows in 2017, a 4-season sunroom that is just to die for, as well as a huge full-length deck on the east side of the home. From the large entry room, to the spacious kitchen, large living room with wood burning stove, 3 bedrooms up and a full bath and half bath on the main floor. The basement features a huge family room that comes complete with a professional-size Brunswick pool table, another bedroom and bathroom, wood burning stove, plus a vented craft room ideal for doing any work requiring venting. Outside, the grounds are AMAZING, with trees, lawns, gardens, wildlife and numerous amounts of storage with a C-can and extra garage. There is a waterer for horses, a horse shelter, plus wood storage and hay storage sheds. The 22x48 foot garage is underfloor heated, and separated into a double garage and a woodworking shop, complete with 220 wiring and plumbed in for a sawdust exhaust system. There is even a Cat Kennel with a cat access to the basement for your pets. Acreage living does not get any better than this. Just 10 minutes to Ponoka and Lacombe.



Built in 1978

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255733                         |
| Price          | \$595,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,597                            |
| Acres          | 6.55                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8, 262065 Twp Rd 422 |
| Subdivision | Pleasant Hill        |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T4J 1R3              |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                            |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Detached, Gravel Driveway |
| # of Garages   | 3                                                                            |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 2                                                       |
| Fireplaces        | Basement, Living Room, Wood Burning, Free Standing      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, RV Hookup                                         |
| Lot Description   | Irregular Lot, Landscaped, Lawn, Many Trees, Other, Pasture, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Composite Siding, Concrete, Wood Frame                                            |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 10                   |
| Zoning         | CR                   |

## Listing Details

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

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