

# \$749,900 - 25, 431003 Range Road 260, Rural Ponoka County

MLS® #A2256085

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,728 sqft  
Residential on 1.10 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

BRAND NEW 3 BEDROOM, 3 BATHROOM  
2-STOREY ~ STYLISH FINISHES & LOADED  
WITH UPGRADES THROUGHOUT ~  
OVERSIZED DOUBLE ATTACHED GARAGE  
~ IMMEDIATE POSSESSION AVAILABLE ~  
12' x 11'6" covered front veranda welcomes  
you and leads to a bright and spacious foyer ~  
Archway leads to the warm and inviting living  
room with high ceilings, large windows that fill  
the space with natural light and a cozy  
fireplace with a raised hearth, mantle, and  
feature wall with decorative moulding and  
lighted wall sconces ~ The stunning kitchen  
offers an abundance of custom cabinets  
loaded with storage drawers and a built in  
pantry; tons of stone countertops including a  
massive island with an eating bar and pendant  
lights above; full tile backsplash; and an  
undermount granite composite sink with a  
window above ~ Archway from the kitchen  
leads to the mud room with convenient access  
to the attached garage and 2 piece main  
bathroom ~ easily host large gatherings in the  
spacious dining room with a stylish chandelier  
and sliding patio door to the covered 12' x 9'6"  
rear deck that overlooks the backyard ~ The  
primary bedroom can easily accommodate a  
king size bed plus multiple pieces of furniture,  
has a large walk in closet, and a spa like 5  
piece ensuite with dual sinks, a soaker tub and  
separate walk in shower ~ 2 additional



bedrooms are both a generous size with ample closet space, and share a 4 piece bathroom ~ Conveniently located upper level laundry room ~ The basement has in floor heating roughed in, bathroom plumbing roughed in, and awaits your future development with plenty of space for a family room and/or additional bedroom(s) ~ Oversized double attached garage is insulated and finished with painted drywall, has two floor drains, two overhead doors, and a man door to the backyard ~ The backyard has plenty of space and beautiful country views ~ School bus stop just steps away ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

Built in 2025

### **Essential Information**

MLS® #	A2256085
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	1.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	25, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County

County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Oversized, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Raised Hearth, See Remarks, None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	60
Zoning	3

### **Listing Details**

Listing Office	Lime Green Realty Central
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