

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

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

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|----------------|---------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 51 |
| Zoning | Country Residential |

Listing Details

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

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