

# \$1,499,000 - 422010 Range Road 260, Rural Ponoka County

MLS® #A2230490

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 1,681 sqft  
Residential on 9.46 Acres

NONE, Rural Ponoka County, Alberta

Escape to your private oasis between Ponoka and Lacombe! This stunning 9.46-acre estate offers the perfect blend of rural serenity and modern convenience, with paved access right to your doorstep. Nestled in a beautifully landscaped, private yard with an automatic gated entrance, this property offers both security and exclusivity. The custom-built home features 1,681 sq ft on the main floor, plus a partially finished walk-out basement with in-floor heat. Constructed with premium Logix insulated concrete forms, it delivers exceptional energy efficiency and durability. Inside, you'll find 4 bedrooms, 4 bathrooms, a cozy fireplace in the living room, and a spacious triple garage—perfect for families or entertaining. The gourmet kitchen is a chef's dream with top-tier appliances and granite countertops, while two covered decks—one with glass railing and Duradek flooring—extend your living space outdoors year-round. The front deck is set in concrete with a ramp for easy access. Enjoy peaceful evenings by the tranquil pond, complete with a charming bridge and four posts equipped with hooks for stringing lights in winter or summer. Power and water have been thoughtfully run underground to various points on the property: to the pond (for filling, flooding, or lighting), to a center mound and tree in the yard, to the automatic gate (which includes a 50-amp RV hookup and watering access), and to garden



boxes serviced by a nearby hydrant. Thereâ€™s also underground conduit from the front of the house to handle drainage from downspouts, and conduit in place for potential future power to the rear property line. For the hobbyist, entrepreneur, or equestrian enthusiast, two expansive shops offer limitless potentialâ€”whether for business, projects, storage, or a future horse setup. Youâ€™ll also appreciate the well-planned outbuildings: a woodshed with lights and power (plus a wood splitter full of split spruce), a garden shed with power and a wood-burning stove (currently disconnected), and a dog house with heat and power, safely enclosed by a 5-foot chain-link fence. The basement stairs were originally designed to be replaced with an elevator, and there is an unfinished zone factored in for additional in-floor heating on the main levelâ€”allowing the next owner to finish the home to suit their lifestyle. Located just a short drive from Ponokaâ€™s amenities and with easy access to Highway 2A, this one-of-a-kind property offers countryside charm with urban convenience. Pride of ownership shines through this rare opportunity to own a pristine, move-in-ready estate tailored for exceptional living!

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230490    |
| Price          | \$1,499,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,681       |
| Acres          | 9.46        |
| Year Built     | 2015        |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 422010 Range Road 260 |
| Subdivision | NONE                  |
| City        | Rural Ponoka County   |
| County      | Ponoka County         |
| Province    | Alberta               |
| Postal Code | T4J 1R2               |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Detached, Triple Garage Attached |
| # of Garages | 3  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit  |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | ICF Block   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 24              |

Zoning

Country Residential / Agr

## **Listing Details**

Listing Office

RE/MAX real estate central alberta

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