

# \$449,000 - 424055 Hwy 2a, Rural Ponoka County

MLS® #A2241927

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 6.00 Acres

NONE, Rural Ponoka County, Alberta

Opportunities like this donâ€™t come along often in Central Alberta with excellent access to Ponoka and major highways. There is +/- 6 acres that offers a great balance of space, privacy, and income potential. The land is a mix of hay and pasture, making it ideal for a few animals or just a little extra space. . The 1,300 sq ft home has seen recent upgrades including new siding and several windows in 2024, with the roof updated approximately 8 years ago. Inside, the open-concept kitchen and spacious living room create a warm, inviting spaceâ€”perfect for entertaining. The main floor primary bedroom features a private ensuite, and a second main floor room is currently set up as a home office. Upstairs, thereâ€™s a bonus room/loft and an additional room previously used as a bedroom, offering flexibility for families or guests. The property also features excellent outbuildings: a 27â€™ x 25â€™ double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20â€™ x 40â€™ shop with poured concrete floor, power, and a mezzanineâ€”ideal for projects, equipment, or a small business. There is also a Salon . Acreages for this price point don't come up often in Central Alberta!

Built in 1960

## Essential Information

MLS® #

A2241927



|                |                                  |
|----------------|----------------------------------|
| Price          | \$449,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,332                            |
| Acres          | 6.00                             |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 424055 Hwy 2a       |
| Subdivision | NONE                |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C 0Y0             |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Storage, Vinyl Windows     |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning                               |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Pasture |
| Roof              | Asphalt  |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Block   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 49              |
| Zoning         | AG              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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