# \$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 don'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, there'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 27' x 25' double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20' x 40' 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

#### **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 Block, Poured Concrete

### **Additional Information**

Date Listed July 21st, 2025

Days on Market 105 Zoning AG

# **Listing Details**

Listing Office Coldwell Banker OnTrack Realty

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