

# \$749,900 - 440042 Range Road 274, Rural Ponoka County

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MLS® #A2243432

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 12.33 Acres

NONE, Rural Ponoka County, Alberta

This acreage presents the perfect blend of comfort, privacy, and country living set on 12.33 acres in scenic Central Alberta. Nestled among mature trees, this picturesque property offers a peaceful lifestyle with all the space and amenities you need. Step inside to a bright and welcoming, 1921 sq. ft. Bungalow. There have been several; upgrades over the years with an addition added in 2001. The main floor, where the open-concept of the kitchen is bathed in natural light and offers a functional layout perfect for both everyday living and entertaining. The cozy living room features a charming wood-burning stove, creating the perfect spot to unwind. Enjoy year-round relaxation in the 4 season sunroom. It is an ideal place to take in the peaceful surroundings and is complete with huge windows and heated floors. The main floor also hosts a well-equipped laundry room complete with built-in storage and a utility sink, along with the spacious primary bedroom and one of the home's three full bathrooms. The lower level offers two additional bedrooms, a third bathroom, ample storage space, and potential for future development tailored to your needs. Outside, the property truly shines. The beautifully landscaped yard is a showpiece, surrounded by established trees that provide shade, privacy, and stunning views in every season. A detached 32'x32' garage and a well-appointed 36'x32' garage



x 48â€™™ shop (built in 2019) provide excellent space for vehicles, tools, and hobbies. Both the garage (shingled in 2021) and the house (new shingles in 2024) are in excellent condition. The garage and shop are both wired for 220, each include a dehumidifier, and the shop is equipped with an 80-gallon air compressor, making it ideal for a variety of uses. Whether you're looking for a serene retreat, room to grow, or space to pursue your hobbies, this acreage offers it allâ€™”comfort, functionality, and the tranquility of country living.

**Essential Information**

MLS® #	A2243432
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	12.33
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	440042 Range Road 274
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R4

**Amenities**

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete, Block

## Additional Information

Date Listed	August 1st, 2025
Days on Market	12
Zoning	AG

## Listing Details

Listing Office	RE/MAX real estate central alberta
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