

# \$515,000 - 440080 260 Range Road, Rural Ponoka County

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MLS® #A2251526

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,336 sqft  
Residential on 4.00 Acres

NONE, Rural Ponoka County, Alberta

Situated on 4 acres of land with Ag Zoning, surrounded by mature trees, this inviting 3-bedroom bungalow is perfectly suited for anyone who loves animals, gardening, and the peace of country living. The property features 2 detached garages (26x24 & 18x22), along with a wide variety of powered outbuildings designed for functionality and rural charm. Recent updates to the home include a newer deck, just 3 years old, and a fenced patio area with easy access. The bungalow features a bright, open floor plan with large windows that fill the living space with natural light, offering beautiful views. Hardwood floors flow through the main living area, while Italian porcelain tile adds a touch of elegance to the 2 main bedrooms. The main level also includes 1.5 baths & a mudroom. A brand-new hot water tank (2025) adds peace of mind, as well as most windows being upgraded to vinyl windows. The laundry is in the unfinished basement with lots of additional space for storage. For those with

animals, the land is fully set up with two large, fenced and cross-fenced pastures. The north pasture includes horse and sheep shelters along with a corral, while the south pasture provides a spacious horse and animal shelter. A third southwest pasture has a lean-to style shelter and is partially fenced bordered naturally by a creek, adding to the property's versatility. Additional features



include a small animal pen with its own shelter and automatic waterer, ensuring livestock are well cared for. The range of powered outbuildings is truly impressive. You'll find a pole/tack shed, chicken feed shed, rabbit hutch (half shed), chicken coop, and a fully insulated poultry house complete with a partially covered attached poultry run. A red barn offers both storage and a separate poultry area with its own fenced and covered run. There is also a garden shed with power, a wood shed, and a charming barn wood greenhouse, all supporting the property's self-sufficient lifestyle. Gardening enthusiasts will appreciate the abundance of raised and in-ground garden spaces, along with mature fruit trees and bushes scattered throughout the yard. Saskatoons, moonshine berries, crab apples, a five-variety grafted apple tree, multiple cherry trees, large raspberry patch and smaller strawberry patch and a large mature asparagus patch offer seasonal harvests, while the many established trees and lilacs provide both shelter and privacy, as well as beautiful spring blooms. The home and property have had upgrades, including a new well pump in 2018, plus water treatment systems such as a softener, reverse osmosis, UV filter, and iron filter—all serviced this year. All together, this property blends comfort with functionality, offering a private peaceful retreat where every detail has been designed to support both a hobby farm lifestyle and the simple joys of country living.

Built in 1952

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2251526  |
| Price     | \$515,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,336                            |
| Acres          | 4.00                             |
| Year Built     | 1952                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 440080 260 Range Road |
| Subdivision | NONE                  |
| City        | Rural Ponoka County   |
| County      | Ponoka County         |
| Province    | Alberta               |
| Postal Code | T4J 1R2               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 9                                                    |
| Parking        | 220 Volt Wiring, Double Garage Detached, Front Drive |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Sump Pump(s), Suspended Ceiling |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings      |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Fireplaces        | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters                                                                           |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Many Trees, Pasture, Private, Rectangular Lot, Treed, Creek/River/Stream/Pond, Greenbelt |

|              |                                                 |
|--------------|-------------------------------------------------|
| Roof         | Asphalt Shingle                                 |
| Construction | Concrete, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 26                |
| Zoning         | AG                |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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