

# \$1,950,000 - 254041 Township Road 435, Rural Ponoka County

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MLS® #A2255495

**\$1,950,000**

4 Bedroom, 4.00 Bathroom, 2,188 sqft  
Residential on 29.01 Acres

NONE, Rural Ponoka County, Alberta

This exceptional executive acreage set on 29 private acres, and within 10 minutes of town to the Highway 2 corridor, offers a rare combination of luxury, space, and tranquility. With 4 bedrooms and 3 bathrooms, this sprawling like new bungalow is designed for both family living and entertaining. Step inside to discover gleaming hardwood floors and warm neutral tones throughout the stunning main level. The living room is open, bright, and inviting, anchored by a striking stone-surrounded wood-burning fireplace. The expansive kitchen is a chef's dream, showcasing rich cabinetry, abundant countspace, and a large island with granite countertops and seating. Just off the kitchen, the dining area provides plenty of room for family gatherings and special occasions, with a patio door leading directly to the deck where you can enjoy peaceful views of your private acreage. The primary suite is a luxurious retreat, complete with a spacious walk-in closet and a spa-inspired 5-piece ensuite. A dedicated office on the main floor offers flexibility for work or hobbies, while a stylish 2-piece powder room and a well-equipped laundry room with cabinetry, countspace, and a sink add convenience. The fully finished walkout basement expands your living space with a large recreation room perfect for entertaining or relaxing. Three generous bedrooms and a 4-piece bathroom complete



the lower level, along with access to a covered patio that overlooks the beautifully landscaped yard. There is infloor heat on both levels, and 2 ductless central air conditioning units. Outdoors, the property continues to impress with mature trees, paved driveway, and landscaping that enhances the natural beauty of the setting. The oversized attached garage (29.2 x 27.1) offers plenty of space, while the large shop with infloor heat is an incredible bonus—featuring a suite and extensive storage for vehicles, equipment, or projects. There is a huge gravelled flat site with power, adjacent to the yardsite that is ideal for parking large trucks, or heavy equipment. With 29 acres of space to enjoy, this property is more than a home—it’s a lifestyle. A truly unique opportunity to own an executive acreage where comfort, style, and privacy meet.

Built in 2014

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255495                         |
| Price          | \$1,950,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,188                            |
| Acres          | 29.01                            |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 254041 Township Road 435 |
| Subdivision | NONE                     |

|             |                     |
|-------------|---------------------|
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T4J 1R2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Double Vanity, Granite Co<br>Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator                |
| Heating           | Boiler, In Floor, Propane                      |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Living Room, Wood Burning                      |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |



### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard, Storage        |
| Lot Description   | Few Trees, Landscaped, Paved |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding             |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 55                   |
| Zoning         | AG                   |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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