

\$749,900 - 25, 431003 Range Road 260, Rural Ponoka County

MLS® #A2256085

\$749,900

3 Bedroom, 3.00 Bathroom, 1,728 sqft
Residential on 1.10 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

BRAND NEW 3 BEDROOM, 3 BATHROOM
2-STOREY ~ STYLISH FINISHES & LOADED
WITH UPGRADES THROUGHOUT ~
OVERSIZED DOUBLE ATTACHED GARAGE
~ IMMEDIATE POSSESSION AVAILABLE ~
12' x 11'6" covered front veranda welcomes
you and leads to a bright and spacious foyer ~
Archway leads to the warm and inviting living
room with high ceilings, large windows that fill
the space with natural light and a cozy
fireplace with a raised hearth, mantle, and
feature wall with decorative moulding and
lighted wall sconces ~ The stunning kitchen
offers an abundance of custom cabinets
loaded with storage drawers and a built in
pantry; tons of stone countertops including a
massive island with an eating bar and pendant
lights above; full tile backsplash; and an
undermount granite composite sink with a
window above ~ Archway from the kitchen
leads to the mud room with convenient access
to the attached garage and 2 piece main
bathroom ~ easily host large gatherings in the
spacious dining room with a stylish chandelier
and sliding patio door to the covered 12' x 9'6"
rear deck that overlooks the backyard ~ The
primary bedroom can easily accommodate a
king size bed plus multiple pieces of furniture,
has a large walk in closet, and a spa like 5
piece ensuite with dual sinks, a soaker tub and
separate walk in shower ~ 2 additional



bedrooms are both a generous size with ample closet space, and share a 4 piece bathroom ~ Conveniently located upper level laundry room ~ The basement has in floor heating roughed in, bathroom plumbing roughed in, and awaits your future development with plenty of space for a family room and/or additional bedroom(s) ~ Oversized double attached garage is insulated and finished with painted drywall, has two floor drains, two overhead doors, and a man door to the backyard ~ The backyard has plenty of space and beautiful country views ~ School bus stop just steps away ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

Built in 2025

Essential Information

MLS® #	A2256085
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	1.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

Community Information

Address	25, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County

County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Storage, Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, None, See Remarks, Raised Hearth
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Private, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	25
Zoning	3

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.