\$728,000 - 262009 Township Rd 422, Rural Ponoka County

MLS® #A2207376

\$728,000

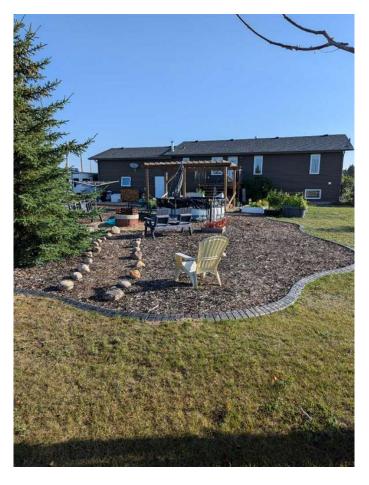
6 Bedroom, 4.00 Bathroom, 1,354 sqft Residential on 12.65 Acres

Morning Meadows, Rural Ponoka County, Alberta

This beautifully maintained custom-built raised bungalow is being offered for sale by its original owners. Thoughtfully designed with comfort, functionality, and long-term durability in mind, this home showcases quality craftsmanship and attention to detail. Situated on 12.65 acres, the property offers a peaceful retreat surrounded by nature, where deer and moose are frequent visitors. If you're looking for space, privacy, and a home that's been built to last, this is the perfect opportunity. The main floor features a spacious and inviting layout, with three bedrooms, including a primary suite with a king-sized layout. The suite offers a walk-in closet and an ensuite with a jet tub and walk-in shower. The open-concept living and dining area is perfect for both daily living and entertaining, featuring a cozy gas fireplace and patio doors leading to a deck that overlooks the beautifully landscaped backyard and beyond. The main-floor laundry room includes a washer and dryer (2018) and a convenient half-bath. Downstairs, large windows brighten and elevate the living space; three bedrooms that could be used as office, fitness or flex rooms. A full bathroom with a shower. Custom designed for year-round comfort and efficiency, this home features a wood stove along with in-floor heating for warmth and comfort and air conditioning for summer







comfort. A vented cold storage room with shelving was an original design feature. Benefit from the custom upgrades that ensure longevity and efficiency - New vinyl siding in 2018, triple-pane windows with a lifetime warranty in 2021, and 35-year shingles in 2014. A 50 US gallon hot water tank (2019) is dedicated to the in-floor heating system. The drilled well water is of exceptional quality, requiring no filtration/treatment system, and the septic system is maintained bi-annually. From the main road to the front door, you'll enjoy a completely paved driveâ€"no gravel, no mess. The fully paved driveway leads directly to the 22x25 finished attached garage, offering ample space for vehicles, storage, or a workshop. With in-floor heat, hot and cold water, finished walls, and a clean interior, this garage is ready for year-round use, whether you're parking your vehicle, working on projects, or keeping things organized. A 12' x 24' single detached garage built in 2023, and two garden sheds to store your yard equipment or recreational gear, plus ample space for RV parking with 30AMP electrical. 12.65 acres are fully fenced and cross fenced providing plenty of space for animals, gardening, or simply enjoying the wide-open landscape. Horse lovers will appreciate the 140' x 60' corral, complete with a two -horse shelter and tack room. Outdoor living is further enhanced by a multi-tiered deck, with the upper deck leading down to a lower deck with pergola roofingâ€"a perfect spot to relax and take in the peaceful surroundings. Located 10 minutes to Ponoka, 30 minutes to Red Deer, and 50 minutes to Edmonton International Airport (EIA)

Built in 1998

Essential Information

MLS®#

A2207376

Price \$728,000

Bedrooms 6

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,354

Acres 12.65

Year Built 1998

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 262009 Township Rd 422

Subdivision Morning Meadows

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T4J 1R3

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 6

Parking Additional Parking, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Insulated, Asphalt

of Garages 2

Interior

Interior Features Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Window Coverings

Heating In Floor, Forced Air, Natural Gas, Wood

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Landscaped, Lawn, Level, Treed, Pasture

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 3

Zoning CR-H

Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.