

# \$639,900 - #26 431003 Range Road 260, Rural Ponoka County

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MLS® #A2211200

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 1.09 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Welcome to this stunning acreage, showcasing a like-new 1488 sq. ft. Hillside Bungalow with walkout—a true gem offering style, and space. You’ll fall in love with the beautifully designed kitchen featuring crisp white cabinetry, granite countertops, stainless steel appliances, attractive lighting, a central island, and seamless flow into the dining area. A large window above the sink frames peaceful, tree-lined views with no rear neighbors, offering exceptional privacy. You can step outside to a covered rear deck with a natural gas hookup for your barbecue—a peaceful spot to unwind and enjoy the country setting. The bright and airy living room with vaulted ceiling, and a huge picture window; is filled with natural light and highlighted by a gas fireplace with stone surround, hearth, and mantle—a perfect focal point for cozy evenings. Stylish luxury vinyl plank flooring completes the functional main floor design. There is also the added bonuses of central air conditioning and custom blinds throughout! The expansive primary suite includes a luxurious ensuite with a tub, shower, and a generous walk-in closet. Two additional well-sized bedrooms and a second full bathroom complete the main level. The fully developed walkout lower level features a welcoming entryway and leads to a flexible office/sewing room. This level also offers a



cozy family room, another full bathroom, a fourth bedroom, and a dedicated laundry room. There's also direct access to the attached double garage for added convenience. A horseshoe driveway with dual entrances at the front of the property, also provides back access, and ample space for future development—ideal for a shop, truck turnaround, or additional parking. This home has been very gently lived in by owners who split their time between here and another residence out of province. With its thoughtful layout, scenic setting, and tasteful finishes, this exceptional property is turn key, a rare find and a must-see! It is located just minutes to the town of Ponoka, 20 minutes to Lacombe, 45 minutes to the Edmonton International Airport, and 1 hour to Edmonton. It also offers easy access to the Highway 2 Corridor.

Built in 2021

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2211200                         |
| Price          | \$639,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,488                            |
| Acres          | 1.09                             |
| Year Built     | 2021                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | #26 431003 Range Road 260 |
| Subdivision | Country Ridge Estates     |
| City        | Rural Ponoka County       |

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

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Drive Through |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Masonry   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | See Remarks                  |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | April 14th, 2025    |
| Days on Market | 26                  |
| Zoning         | Country Residential |

### Listing Details

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

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