

# \$250,000 - 240080 Township Road 422, Rural Ponoka County

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MLS® #A2229994

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft  
Residential on 1.00 Acres

NONE, Rural Ponoka County, Alberta

Escape to serene country living just 20 minutes southeast of Ponoka. Nestled on a peaceful 1-acre parcel, this charming property boasts an abundance of natural beauty and rural tranquility. With mature fruit trees including apple, saskatoon berry and chokecherry, and expansive garden spaces, it's a gardener's paradise awaiting your green thumb. The property features a comfortable mobile home with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite bathroom. Additionally, there are 2 other bedrooms, offering ample space for guests or family members as well a second 4-piece bathroom. Off the back of the mobile there is an addition which could be used as a porch, storage area, or an office. Located on a quiet country road, this acreage offers a retreat from the hustle and bustle, yet remains conveniently close to amenities. Imagine the possibilities of creating your dream home or getaway in this idyllic setting, where the air is crisp and the views are abundantly vast with the rolling green hills and treed areas. Don't miss this opportunity to own your slice of countryside, where each day brings a renewed appreciation for nature's gifts and the joy of rural life.

Built in 1995

## Essential Information



|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2229994                                        |
| Price          | \$250,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,306                                           |
| Acres          | 1.00                                            |
| Year Built     | 1995                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 240080 Township Road 422 |
| Subdivision | NONE                     |
| City        | Rural Ponoka County      |
| County      | Ponoka County            |
| Province    | Alberta                  |
| Postal Code | T0C 2N0                  |

### Amenities

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Utilities    | Cable Not Available, Electricity Connected, Phone At Lot Line, Propane |
| Parking      | Single Garage Detached                                                 |
| # of Garages | 1                                                                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Walk-In Closet(s), Ceiling Fan(s), Laminate Counters, Soaking Tub |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove                   |
| Heating           | Forced Air, Propane                                                                        |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Storage, Garden                                             |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Lawn, Private, Secluded, Sloped, Treed |
| Roof              | Asphalt Shingle                                                      |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Block, Other             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 64              |
| Zoning         | AG              |

**Listing Details**

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

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