

# \$1,150,000 - 3 - 255049 Township Rd 432, Rural Ponoka County

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MLS® #A2244780

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,823 sqft  
Residential on 2.98 Acres

Deere Creek, Rural Ponoka County, Alberta

This is an extraordinary 4-bedroom, 3-bath, spacious 1823 sq. ft. bungalow, nestled on nearly 3 acres, just minutes from town! This luxurious executive home showcases elegance, modern amenities, and the balance of a 10-year new home warranty, making it ideal for families or those who love to entertain. There is also ample space for a shop, barn, or horses, opening endless possibilities to make it your own!

The home's stunning curb appeal features a high-end entrance with a paved driveway, an automatic entry gate, and three-rail wood perimeter fencing. Thoughtful landscaping includes auto-drip irrigation, a river rock fire pit, and an 8x10 garden shed for added functionality. The maintenance-free exterior showcases acrylic stucco, cultured rock accents, and triple-glazed vinyl windows for durability and energy efficiency.

Inside, the open layout of the kitchen, living, and dining area impresses with vaulted ceilings and large east-facing windows that flood the space with natural light. The gourmet kitchen, a chef's dream, boasts custom cabinetry, a spacious island, quartz countertops, and premium stainless steel appliances, including a dual-fuel range. A cozy Napoleon fireplace adds warmth to the living room, while the master suite features a walk-in closet and a luxurious 4-piece ensuite featuring dual sinks, a soaker tub, and a



walk-in shower. Engineered maple hardwood flooring and a tasteful neutral color palette create a timeless, inviting atmosphere throughout. There is luxury vinyl tile throughout the lower level.

The fully finished walkout, maintains the main floor’s high standard, offering a custom bar, a second fireplace, and in-floor heating for year-round comfort. Spacious east- and south-facing decks, complete with durable vinyl flooring, sleek metal railings, and pot lighting, provide the perfect setting for gatherings. The attached, fully finished, heated three-car garage with 11-foot ceilings, includes a mudroom and utility sink for added convenience.

Additional modern conveniences include a central vacuum system, a high-efficiency furnace, water conditioning equipment, air conditioning, and a premium lighting package. Packed with too many upgrades to list, this move-in-ready home surpasses the appeal of building new. With breathtaking sunrises and sunsets in a serene, private setting, this turn-key property combines rural tranquility with an ideal location. Located only 5 minutes from Ponoka, 20 minutes from Lacombe, 30 minutes to Red Deer, 45 minutes from the International Airport, and an hour from Edmonton, this property offers unmatched convenience.

Built in 2023

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2244780    |
| Price      | \$1,150,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |

|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,823                            |
| Acres          | 2.98                             |
| Year Built     | 2023                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3 - 255049 Township Rd 432 |
| Subdivision | Deere Creek                |
| City        | Rural Ponoka County        |
| County      | Ponoka County              |
| Province    | Alberta                    |
| Postal Code | T4J 1R2                    |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Water Conditioner |
| Heating           | In Floor, Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Landscaped, Private |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        6  
Zoning                      CR

**Listing Details**

Listing Office            RE/MAX real estate central alberta

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