

**\$749,900 - 440042 Range Road 274, Rural Ponoka
County**

MLS® #A2245277

\$749,900

0 Bedroom, 0.00 Bathroom, Agri-Business on 12.33 Acres

NONE, Rural Ponoka County, Alberta

This acreage presents the perfect blend of comfort, privacy, and country living set on 12.33 acres in scenic Central Alberta. Nestled among mature trees, this picturesque property offers a peaceful lifestyle with all the space and amenities you need. Step inside to a bright and welcoming, 1921 sq. ft. Bungalow. There have been several upgrades over the years with an addition added in 2001. The main floor, where the open-concept of the kitchen is bathed in natural light and offers a functional layout perfect for both everyday living and entertaining. The cozy living room features a charming wood-burning stove, creating the perfect spot to unwind. Enjoy year-round relaxation in the 4 season sunroom. It is an ideal place to take in the peaceful surroundings and is complete with huge windows and heated floors. The main floor also hosts a well-equipped laundry room complete with built-in storage and a utility sink, along with the spacious primary bedroom and one of the home's three full bathrooms. The lower level offers two additional bedrooms, a third bathroom, ample storage space, and potential for future development tailored to your needs. Outside, the property truly shines. The beautifully landscaped yard is a showpiece, surrounded by established trees that provide shade, privacy, and stunning views in every season. A detached 32' x 32' garage and a well-appointed 36' x 36' sunroom.



x 48â€™™ shop provide excellent space for vehicles, tools, and hobbies. Both the garage (shingled in 2021) and the house (new shingles in 2024) are in excellent condition. The garage and shop are both wired for 220, each include a dehumidifier, and the shop is equipped with an 80-gallon air compressor, making it ideal for a variety of uses. Whether you're looking for a serene retreat, room to grow, or space to pursue your hobbies, this acreage offers it allâ€”comfort, functionality, and the tranquility of country living.

Essential Information

MLS® #	A2245277
Price	\$749,900
Bathrooms	0.00
Acres	12.33
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	440042 Range Road 274
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R4

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
------------	--

Additional Information

Date Listed	August 1st, 2025
Days on Market	3
Zoning	AG

Listing Details

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.