

\$1,100,000 - 261062 Township Road 422, Rural Ponoka County

MLS® #A2226219

\$1,100,000

6 Bedroom, 4.00 Bathroom, 2,051 sqft
Residential on 8.23 Acres

NONE, Rural Ponoka County, Alberta

EXECUTIVE HOME on 8.23 ACRES on PAVEMENT between Lacombe and Ponoka. You'll love the location of this acreage, tucked away from the highway, but within convenient driving distance to both Lacombe and Ponoka. It's just down the road from the Wolf Creek Golf Course. This stunning home is built with European elegance, high quality, and function. Enter the property down the paved tree-lined drive, where you can access the house, triple car garage, and shop with ease. The front step is a sturdy stamped concrete and the house has acrylic stucco for great curb appeal. The front entry way greets you with a double sided fireplace. The kitchen/breakfast area/dining room and living room are all open plan for large family gatherings. This home is not short on space with six large bedrooms and four bathrooms. The basement level houses an oversized family room and separate entry up to the garage. You'll love relaxing and watching the sunsets on the large back deck. There's plenty of room for toys and cars in the triple car attached garage and the 26 X 42 ft. detached shop with 40 amp service. This hobby farm also features a chicken coop and sheds for small animals/dog kennels. Approximately 4 acres are maintained and the additional land behind the house are nice, level pasture. Extras include: triple pane European windows and doors, central vacuum, in-floor heat, water softener and water



treatment equipment. All appliances are included and quick possession is available.

Built in 2010

Essential Information

MLS® #	A2226219
Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,051
Acres	8.23
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	261062 Township Road 422
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Kennel, Private Yard, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Pasture, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	4
Zoning	4

Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

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.