

# \$728,000 - 262009 Township Rd 422, Rural Ponoka County

MLS® #A2207376

**\$728,000**

6 Bedroom, 4.00 Bathroom, 1,354 sqft  
Residential on 12.65 Acres

Morning Meadows, Rural Ponoka County,  
Alberta

Discover peaceful country living on this beautifully maintained 12.65-acre property, complete with pavement right to the front door. The custom-built home, lovingly cared for by its original owners, features 6 bedrooms, in-floor heating, a cozy wood stove, and an open-concept sitting room with gas fireplace. Enjoy stunning outdoor spaces with a two-tiered deck and pergola, surrounded by gorgeous open views. Upgrades include a paved driveway, finished heated garage, triple-pane windows (2021), exceptional well water. Perfectly set up for an acreage lifestyle, this property offers fully fenced and cross-fenced land, two-horse shelter, and tack room and corral. Located just 10 minutes from Ponoka and 30 minutes to Red Deer, this property offers the perfect blend of rural serenity and easy access to town amenities. Move-in ready and built for true acreage living! More details in the Supplements.

Built in 1998

## Essential Information

MLS® #	A2207376
Price	\$728,000
Bedrooms	6
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	12.65
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	262009 Township Rd 422
Subdivision	Morning Meadows
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Insulated, Asphalt, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
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Lot Description	Landscaped, Lawn, Level, Pasture, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	22
Zoning	CR-H

### **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
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