

# \$795,000 - 8, 262065 Twp Rd 422, Rural Ponoka County

MLS® #A2232795

## \$795,000

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 6.55 Acres

Pleasant Hill, Rural Ponoka County, Alberta

The country is calling! 6.55 acre parcel is nestled in the trees with plenty of space for hobby farm dreams on paved roads all the way to your front gate. Meadow and forest, hills and open areas, this property really does have it all including a fenced perimeter. Developed to easily accommodate animals with a corral, hay shelter, pole shed and enclosed storage, stock waterer plus a fully enclosed catio with access in & out via the lower level. A wonderful bungalow and garage with workshop is sure to keep the people happy too. The bungalow has been upgraded with triple pane windows throughout, a new south facing 4 season sunroom with fireplace offers year round comfort. With 3 bedrooms up and one down & 2.5 bathrooms, there's plenty of room for a growing family or guests. Main floor laundry and large mudroom further add convenience & functionality. This home offers 2 wood stoves and one gas fireplace. Fully finished basement with gorgeous tile floor has an addition work/hobby area as well as cold storage. The double detached garage with large workshop has in-floor heating, is wired for RV plug in as well 220v wiring in the workshop. This quiet location offers amazing quick access to both Ponoka and Lacombe.

Built in 1978

## Essential Information

MLS® #

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Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	6.55
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	8, 262065 Twp Rd 422
Subdivision	Pleasant Hill
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, High Speed Internet Available
Parking	Double Garage Detached, Driveway, Single Garage Detached, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Gas Water Heater, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Wood Burning, Sun Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
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Lot Description	Landscaped, Many Trees, Meadow, Private, Rolling Slope, See Remarks, Treed
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Roof	Asphalt
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Construction	Composite Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 24th, 2025
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Days on Market	12
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Zoning	CR
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## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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