

# **\$719,000 - 262009 Township Rd 422, Rural Ponoka County**

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MLS® #A2207376

**\$719,000**

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

Morning Meadows, Rural Ponoka County,  
Alberta

Experience the freedom of country living on this 12.65 acre property. Bring your bikes, quads, big toys, and horses and settle into the comforts of your new home featuring central air conditioning, in-floor heating, gas fireplace upstairs, wood-burning stove downstairs, heated garage (perfect for your workshop) with hot/cold running water, and pavement right up to your doorstep. Conveniently located, youâ€™ve got quick access to the QEII and Hwy 2A, and are just 10 minutes to Ponoka, 15 minutes to Lacombe, 30 minutes to Red Deer, and 45 minutes to Edmonton Airport. Fully fenced and cross-fenced, with thoughtful landscaping and garden beds galore, youâ€™ll enjoy the view from your 2-tiered deck, complete with shady pergola. With upgrades like triple pane windows (2021), finished basement, exceptional well water, and outbuildings, including a single car detached garage, garden shed, large barn shed, and horse shelter with tack room, this property offers you the serenity of the country with the convenience of close in-town amenities. More details in the supplements.

Built in 1998

## **Essential Information**



MLS® #	A2207376
Price	\$719,000
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	Bungalow, Acreage with Residence
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	Double Garage Attached, Garage Door Opener, Insulated, Additional Parking, 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, Basement, Family Room, Wood Burning Stove
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard, Fire Pit
Lot Description	Landscaped, Lawn, Level, Pa
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	72
Zoning	CR-H

**Listing Details**

Listing Office	Maxwell Real Estate Solutions L
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