

# \$610,000 - 102, 422009 Range Road 250, Rural Ponoka County

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MLS® #A2233387

**\$610,000**

4 Bedroom, 3.00 Bathroom, 1,243 sqft  
Residential on 9.85 Acres

NONE, Rural Ponoka County, Alberta

9.85 acres offering a private setting in central Alberta! This treed lot with 4 bedroom house borders the shore of Chain Lakes. Ideal for a principal residence or a getaway recreation property! The private lane greets you as you make your way to the yard site that's tucked away in nature. Spacious bungalow with 1243 sq. ft. main level plus a large sunroom. The main floor has large living room with wood burning fireplace, functional kitchen with ample cabinets and counter space, 2 bedrooms, 4 pce bathroom, 3 pce ensuite and a practical main floor laundry. The finished basement has a family room, 3 pce bathroom and 2 large storage rooms. The home is wired for generator backup power supply. Enjoy the sights and sounds of the natural surrounding and yard from the spacious deck. The oversize 28x32 garage has a gas line for future heat system.

Built in 1990



## Essential Information

MLS® #	A2233387
Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,243

Acres	9.85
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	102, 422009 Range Road 250
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R1

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, See Remarks

### Interior

Interior Features	Jetted Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lake, Lawn, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 21st, 2025  
Days on Market        1  
Zoning                      CR

**Listing Details**

Listing Office            RE/MAX real estate central alberta

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