

# \$889,000 - 29, 420068 Highway 771, Rural Ponoka County

MLS® #A1112221

## \$889,000

3 Bedroom, 3.00 Bathroom, 1,821 sqft  
Residential on 5.00 Acres

Poulsen's Estates, Rural Ponoka County, Alberta

When you turn into the Estates and up the hill to this magnificent home on a beautiful 5 and a half acres that provide spectacular views from all angles and all seasons, you will be home! Enjoy over 3000 sq/ft of living space in this wonderful fully finished large walk-out bungalow, that offers 3 bedrooms, an office, and a walk-out basement to an enclosed 3 season room. The land includes a custom-built gazebo, fabulously landscaped to create a retreat for the whole family. The main floor includes a deluxe recently updated kitchen which includes 2 ovens, an upgraded refrigerator, a large quartz island and so much more! The vaulted ceilings throughout the main floor provide a wide-open bright space to enjoy. The doors leading to the wrap-around deck from the dining area present a spectacular view no matter the time of day. A triple attached heated garage has all the room for your toys or to use as a workspace for projects. The 50-year guaranteed metal roof, tops it off with quality and worry-free living. Enjoy this piece of paradise and call it yours!

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A1112221  |
| Price     | \$889,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,821                            |
| Acres          | 5.00                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 29, 420068 Highway 771 |
| Subdivision | Poulsen's Estates      |
| City        | Rural Ponoka County    |
| County      | Ponoka County          |
| Province    | Alberta                |
| Postal Code | T0C 2J0                |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, DSL Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available |
| Parking Spaces | 5  |
| Parking        | Additional Parking, Triple Garage Attached, Driveway, Off Street   |
| # of Garages   | 3  |
| Waterfront     | See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)   |
| Appliances        | Built-In Oven, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Central, Fireplace(s), Forced Air, Hot Water, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Insert  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cleared, Brush, Conservation, Gazebo, Front Yard, Lawn, Garden, Landscaped, Many Trees, Meadow, Open Lot, Private, Sloped, Treed, Views |
| Roof              | Metal  |
| Construction      | Concrete, Manufactured Floor Joist, Silent Floor Joists, Stucco, Wood Frame  |
| Foundation        | ICF Block, Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2021 |
| Days on Market | 114            |
| Zoning         | CR             |

### **Listing Details**

Listing Office           Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.