

# \$980,000 - 15, 420054 Range Road 283, Rural Ponoka County

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MLS® #A2227455

**\$980,000**

5 Bedroom, 3.00 Bathroom, 1,643 sqft  
Residential on 4.32 Acres

Meadowbrook Views, Rural Ponoka County,  
Alberta

Welcome home to this truly executive style bungalow with walkout basement on 4.32 acres in Meadowbrook View estates! This modern bungalow takes quality construction and finishing to the NEXT LEVEL! Poured concrete foundation with 2" Styrofoam insulation on the exterior provides 8" thick walls for additional R-Value. The cement board siding and finishing throughout is at the highest level, including granite windowsills, sleek and modern finishing, and HUGE! YES! HUGE rooms!! These bedrooms are larger than most primary suites!! Made for a family! there is tons of space both inside and out. The home was meticulously designed with an alternate entrance into the basement from the garage that puts you right into an oversized mudroom/laundry area "Absolutely PERFECT for those sports families and all their gear!! The walkout basement has huge windows and opens out onto a beautiful patio with Hot tub for you to enjoy. Upstairs, inside the grand double door entry (that opens for an unobstructed entrance) you will find an open living room with floor to ceiling stone gas fireplace, a modern kitchen with induction cooktop, wall oven and tons of sleek cabinetry. The large dining space opens onto a GORGEOUS rear deck that is covered in dura-deck materials creating a comfortable and worry free space for years. Just like inside



the home â€” the outside deck is HUGE with TONS of space to gather family and friends. There is a new concrete firepit area, TONS of trees and the absolute PERFECT location for your future barn or shop build (OR BOTH!!) south of the home, where there is separate power and gas available at the road. There is a TRIPLE ATTACHED garage set up for you to enclose a single bay for a workshop or storage of your Hot Rod, fully insulated, drywall and heated. This home is truly one of a kind as it was custom designed and constructed and is sure to impress!! Added bonus is pavement to your door, paved driveway and only minutes to Gull Lake!

Built in 2017

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227455                         |
| Price          | \$980,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,643                            |
| Acres          | 4.32                             |
| Year Built     | 2017                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 15, 420054 Range Road 283 |
| Subdivision | Meadowbrook Views         |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T0C 2J0                   |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 6   |
| Parking        | Additional Parking, Aggregate, Triple Garage Attached         |
| # of Garages   | 3   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Bidet, Stone Counters, Sump Pump(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, Induction Cooktop, Water Purifier |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Stone  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit   |
| Lot Description   | Garden, Landscaped, Lawn, Level, Rectangular Lot, Corner Lot, Front Yard, Many Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Cement Fiber Board   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 41             |
| Zoning         | CR             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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