

# \$250,000 - 240080 Township Road 422, Rural Ponoka County

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MLS® #A2229994

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft  
Residential on 1.00 Acres

NONE, Rural Ponoka County, Alberta

Escape to serene country living just 20 minutes southeast of Ponoka. Nestled on a peaceful 1-acre parcel, this charming property boasts an abundance of natural beauty and rural tranquility. With mature fruit trees including apple, saskatoon berry and chokecherry, and expansive garden spaces, it's a gardener's paradise awaiting your green thumb. The property features a comfortable mobile home with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite bathroom. Additionally, there are 2 other bedrooms, offering ample space for guests or family members as well a second 4-piece bathroom. Off the back of the mobile there is an addition which could be used as a porch, storage area, or an office. Located on a quiet country road, this acreage offers a retreat from the hustle and bustle, yet remains conveniently close to amenities. Imagine the possibilities of creating your dream home or getaway in this idyllic setting, where the air is crisp and the views are abundantly vast with the rolling green hills and treed areas. Don't miss this opportunity to own your slice of countryside, where each day brings a renewed appreciation for nature's gifts and the joy of rural life.

Built in 1995

## Essential Information



MLS® #	A2229994
Price	\$250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	1.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	240080 Township Road 422
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2N0

### **Amenities**

Utilities	Electricity Connected, Cable Not Available, Phone At Lot Line, Propane
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Garden, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Lawn, Private, Treed, Secluded, Sloped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Block, Other

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	31
Zoning	AG

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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