

# \$625,000 - 6, 253050 Twp Rd 424, Rural Ponoka County

MLS® #A2238975

**\$625,000**

5 Bedroom, 3.00 Bathroom, 1,402 sqft  
Residential on 3.45 Acres

Sandhills, Rural Ponoka County, Alberta

Welcome to Acreage Living on pavement and close to town! THE LARGEST parcel within the Sandhills Estates subdivision at 3.45 acres puts you only minutes to Ponoka and a short drive to Lacombe or Red Deer. This one owner home is ready for you to take the blank slate and make it your own! 3.45 acres and West facing yard is situated with beautiful West views and leave TONS of space to add your future shop, garden, pond, whatever is on your personal Wishlist! The 1410 sq. ft. modified bi-level home is designed for function and practicality with a total of 5 bedrooms, 3 bathrooms, finished WALKOUT basement and a double attached garage. Step inside to the main level foyer before heading up the steps to the main living area. Here you will find a functional kitchen with west facing views, dining space, island and granite counters that grant access to the West facing covered deck. The living room is very spacious and this whole area just had new flooring installed a few months ago! Down the hall you will find 3 bedrooms, a full bath and a Primary bedroom with walk in closet and full ensuite. Downstairs you have a built in desk area, Designated laundry space, bathroom, and huge family / rec. room with Wet bar. The walkout basement will be great for future entertaining into the backyard as you make it your own! There is a large dual purpose room with French doors that could be a theatre room or large bedroom and another large bedroom. This property is ready for you to make it your own with a



fabulous location in a Terrific Subdivision!!

Built in 2014

### Essential Information

MLS® #	A2238975
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,402
Acres	3.45
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	6, 253050 Twp Rd 424
Subdivision	Sandhills
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Cleared, Lawn, Level, No Neighbours Behind, Irregular Lot, Meadow, Native Plants, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	21
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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