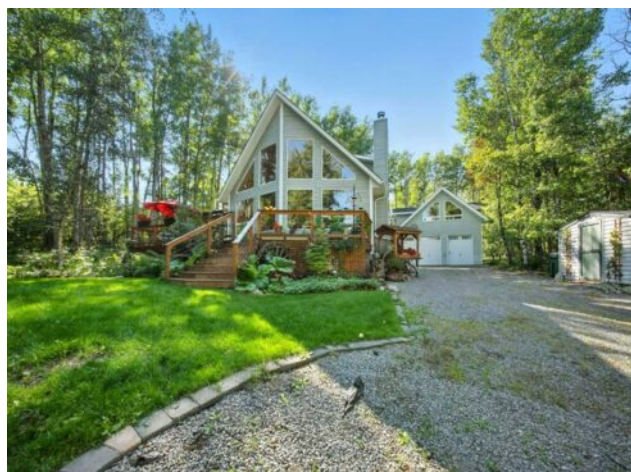


**42 Sunnyside Road
Rural Ponoka County, Alberta**

MLS # A2250988



\$687,500

Division:	Sunnyside		
Type:	Residential/House		
Style:	A-Frame		
Size:	1,374 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.46 Acre		
Lot Feat:	Dog Run Fenced In, Gentle Sloping, Interior Lot, Irregular Lot, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	10-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Tucked away on a beautifully treed lot, this striking A-frame window-front home offers the perfect blend of rustic charm and modern comfort. A long, private driveway leads to your serene escape, surrounded by mature trees and backing directly onto forest – creating the feeling of having your own private sanctuary. Step outside and enjoy magical outdoor living at its finest: a large screened-in patio, expansive front deck, private sunken hot tub area, fully fenced mini garden with shed, and a charming fire pit area enclosed in mature trees. There’s even a fenced 18’ x 24’ dog run with direct access from the screened-in room – perfect for pet lovers. The numerous perennials that line the perimeter enhance the natural beauty creating a vibrant and inviting landscape. The Inside the home features warm and inviting finishes throughout, including hand-scraped engineered hardwood floors and solid wood doors. The main floor hosts the primary bedroom, full bath, cozy wood stove, and stunning cedar vaulted ceilings. Upstairs, a loft-style layout offers two additional bedrooms and a second full bath. The partially finished basement provides additional space and features a gas fireplace. All windows are updated vinyl. The oversized detached double garage is fully finished with drywall, heat, a floor drain, and central vac. Above the garage, a bright, versatile studio space is currently used as a yoga studio –with potential for future hobbies or a home office. All permits were obtained for the garage built in 2016, which is equipped with a high-efficiency Lennox gas heater. This property is a true gem – combining style, function, privacy, and connection to nature. Whether you’re seeking a full-time residence or a relaxing retreat, this home checks all the boxes. The partially developed basement is roughed in for a

half bath. This small community features disc golf and a 9 hole golf course. Parkland Beach offers a public beach, playground, licensed marina and boat launch. a few km's away is Jorgy's Hot Spot featuring a licensed patio and live music.