

**265048 Township Road 432
Rural Ponoka County, Alberta**

MLS # A2254613



\$985,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,415 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	7.86 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Holding Tank, Pump
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-43-26-W4
Exterior:	Cedar, Wood Siding	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: all blinds and window coverings, garage door opener and 1 control, barn with 4 boxstalls and tack room, chicken coop, dog house, hot tub, deck lighting, Beach volley ball court, work bench in shop

Welcome to your dream acreage less than 10 minutes from town! This beautifully upgraded raised bungalow perfectly blends country charm with modern comfort, offering 5 bedrooms, 3 bathrooms, and plenty of space for the whole family. Step inside to a bright, inviting main floor with vaulted ceilings, upgraded vinyl plank flooring (2021), and fresh neutral paint throughout both the main and lower levels (2021). The open-concept layout flows seamlessly from the spacious living room to the large kitchen and dining area, featuring stainless steel appliances (new in 2020), abundant counter space, and plenty of cupboards for storage. Convenient main-floor laundry with a washer and dryer (new in 2024) adds to the practicality of this well-designed home. The primary suite is a retreat of its own, complete with a walk-in closet, easy access to its own private deck, and close proximity to the relaxing hot tub area. Outdoor living is a highlight here, with all-new front and back decks (2023), a hot tub (2023), plus a dining room deck for gathering and entertaining. The fully finished lower level expands your living space with an oversized family room, three large bedrooms, a 5-piece bathroom, and a generous mudroom/mechanical area with storage. Comfort is further enhanced with a new furnace and air conditioning system (2024), partially replaced windows (2023), a water treatment system, and a new well pump (2022). Outside, the property is set up for recreation, lifestyle, and hobby farming. The expansive yard was newly upgraded in the spring of 2025, while the 45' x 31' shop and horse barn both received new tin in 2023. The barn includes 4 box stalls and a tack room, with additional outdoor features such as a chicken coop, dog house, and even a beach volleyball court. This is the acreage you've been waiting for—beautifully updated inside and out, with space,

comfort, and endless opportunity, all in a fantastic location close to town.