

\$649,000 - 105, 433042 Range Road 221, Rural Ponoka County

MLS® #A2235330

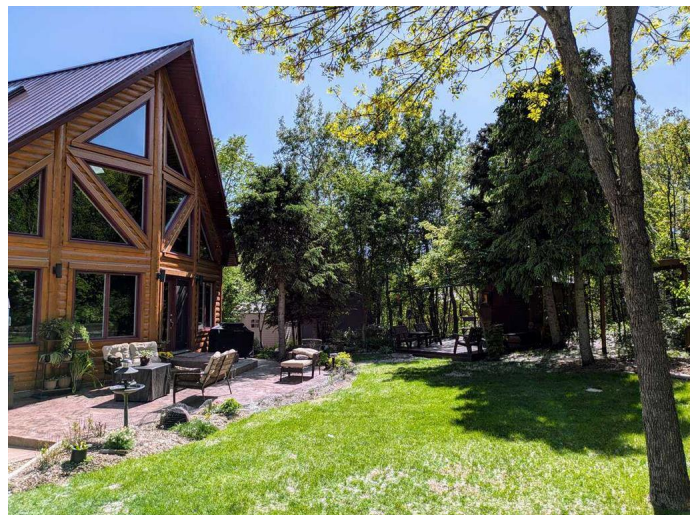
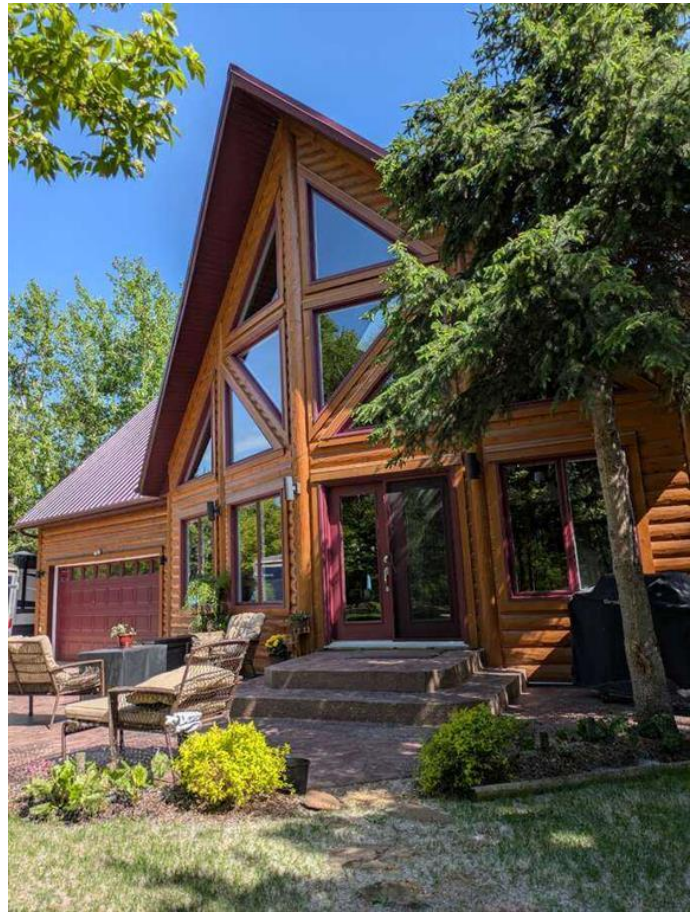
\$649,000

1 Bedroom, 2.00 Bathroom, 2,339 sqft
Residential on 0.64 Acres

Johnston, Rural Ponoka County, Alberta

For more information, please click Brochure button.

Lots of value outside the home in everything you need to enjoy the space including sheds for all your toys and hot tub. This exceptional 2013-built Timberblock home is nestled on a beautifully landscaped 0.64-acre treed lot in a quiet lake subdivision, offering the perfect blend of modern comfort and rustic charm. With thoughtfully designed living space, this open loft-style home features a bright and spacious main living area with a wood-burning fireplace, triple-pane windows, central air conditioning, and even a steam shower for year-round relaxation. The upgraded kitchen is a dream for entertainers, complete with a full-size fridge and freezer, wet bar, second sink, and beverage fridge. A dedicated office space with a Murphy bed adds versatility for remote work or guest stays, while the all-in-one washer/dryer maximizes convenience. The heated double-car garage includes a workbench and a dedicated dry storage room—perfect for pantry items or preserves. Above the garage, a large bonus room offers endless possibilities as a guest accommodation, hobby area, or recreational space. Step outside to enjoy the beautiful outdoor living features, including a stamped concrete patio, a cozy deck for morning coffee, an 8-person hot tub tucked away for total privacy, and even an outdoor shower. The



electric gate at the top of the driveway can be opened from inside the home, and thereâ€™s a charming outhouse for outdoor gatherings. Additional outbuildings include two sheds (one powered with a full-size fridge and shelving), a wood/garden shed, and a cozy bunkhouse nestled in the treesâ€”perfect for kids or guests. The landscaped grounds also feature a garden, greenhouse, fruit trees, flower beds, and a large fire pit area for unforgettable evenings under the stars. This home comes with incredible extras: best of all, residents enjoy shared private access to the lakeâ€”ideal for kayaking, watching sunsets, or simply enjoying nature. Accessible year-round via a well-maintained hard-surfaced road, this is more than just a homeâ€”itâ€™s a lifestyle of peace, privacy, and connection to nature. Donâ€™t miss this rare opportunity to own a true retreat.

Built in 2013

Essential Information

MLS® #	A2235330
Price	\$649,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	2,339
Acres	0.64
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

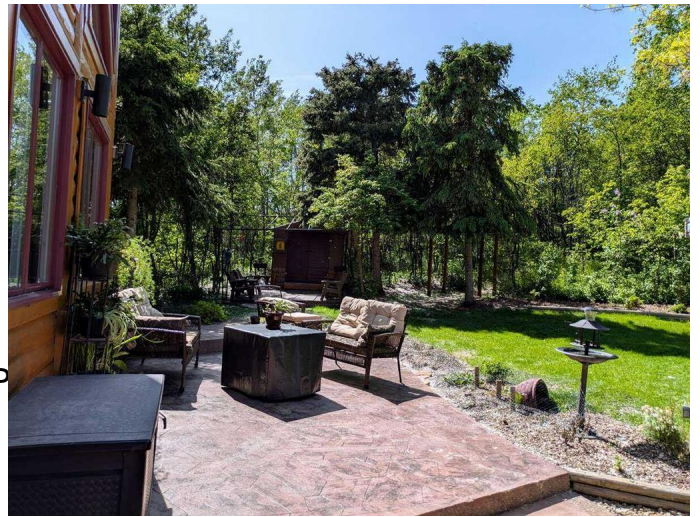
Community Information

Address	105, 433042 Range Road 221
Subdivision	Johnston
City	Rural Ponoka County

County	Ponoka County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached, P Carport
# of Garages	1



Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar, Bar, Steam Room, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Double Oven, Electric Cooktop, Humidifier, Range Hood, Refrigerator, Built-In Refrigerator, Built-In Freezer, Convection Oven, European Washer/Dryer Combination, Gas Water Heater, Tankless Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas, Exhaust Fan, Humidity Control, Wood Stove, Wood
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partial, Crawl Space

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Storage, Awning(s), Gray Water System, Outdoor Shower, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Trees, Street Lighting, Treed, Brush, Close to Clubhouse, Native Plants, Sloped Down, Subdivided, Yard Lights
Roof	Metal
Construction	Wood Siding
Foundation	Block

Additional Information

Date Listed	June 27th, 2025
Days on Market	27
Zoning	A
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Easy List Realty
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