

# **\$559,000 - 1260036 Township Road 420, Rural Ponoka County**

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MLS® #A2247460

**\$559,000**

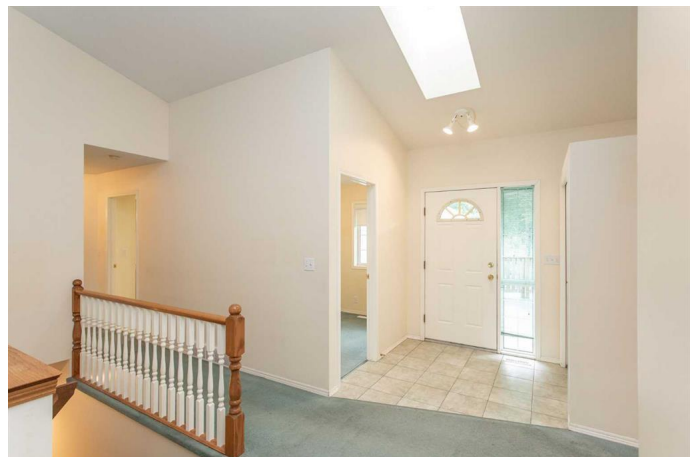
4 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 2.45 Acres

Spruce Ridge Estates, Rural Ponoka County,  
Alberta

Lovely acreage in Spruce Ridge Subdivision at Morningside is awaiting its new family! This one owner home has been cared for over the years and has a pleasing floorplan - main level boasts over 1600 square feet and the basement has over 1500 square feet - partially developed. The main level features the kitchen with a breakfast nook, formal dining area and spacious living room! Three way fireplace separating the living room and dining room - giving ambience and warmth on the cool mornings and evenings. Three bedrooms on the main level including the primary bedroom with a 3 piece ensuite and walk in closet. Four piece bathroom and main floor laundry complete this level. The walkout basement has the 4th bedroom, 4 piece bathroom and an oversized family/games room. Plus part of the basement is unfinished and is awaiting your design. Part of the yard is fenced to keep the children and pets inside! This home is in it original condition and shows well - lots of potential and is in a superb location - close to Lacombe and Ponoka with easy access to the QE2! (New pressure tank in 2020, one hot water tank replaced in 2016, air conditioner is operational)

Built in 1996

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247460                         |
| Price          | \$559,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,610                            |
| Acres          | 2.45                             |
| Year Built     | 1996                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1260036 Township Road 420 |
| Subdivision | Spruce Ridge Estates      |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T4J 1R3                   |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 8                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters                              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Water Softener, Oven-Built-In, Electric Cooktop |
| Heating           | In Floor, Forced Air                                                                                                  |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished, Walk-Out                                                                                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | None                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding                                                                    |
| Foundation        | Poured Concrete                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 50               |
| Zoning         | CR               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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