

\$595,000 - 8, 262065 Twp Rd 422, Rural Ponoka County

MLS® #A2255733

\$595,000

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 6.55 Acres

Pleasant Hill, Rural Ponoka County, Alberta

Super Acreage Opportunity. 6.55 Acres, very privately set in the trees, plus a pasture area for your horses. There are so many opportunities here, with no gravel and pavement right to your driveway. The home is very spacious and has many upgrades over the years, including upgraded hardy board siding in 2017, new shingles 10 years ago, New septic tank in 2017, triple pane windows in 2017, a 4-season sunroom that is just to die for, as well as a huge full-length deck on the east side of the home. From the large entry room, to the spacious kitchen, large living room with wood burning stove, 3 bedrooms up and a full bath and half bath on the main floor. The basement features a huge family room that comes complete with a professional-size Brunswick pool table, another bedroom and bathroom, wood burning stove, plus a vented craft room ideal for doing any work requiring venting. Outside, the grounds are AMAZING, with trees, lawns, gardens, wildlife and numerous amounts of storage with a C-can and extra garage. There is a waterer for horses, a horse shelter, plus wood storage and hay storage sheds. The 22x48 foot garage is underfloor heated, and separated into a double garage and a woodworking shop, complete with 220 wiring and plumbed in for a sawdust exhaust system. There is even a Cat Kennel with a cat access to the basement for your pets. Acreage living does not get any better than this. Just 10 minutes to Ponoka and Lacombe.



Built in 1978

Essential Information

MLS® #	A2255733
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	6.55
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	8, 262065 Twp Rd 422
Subdivision	Pleasant Hill
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Gravel Driveway
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning, Free Standing

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, RV Hookup
Lot Description	Irregular Lot, Landscaped, Lawn, Many Trees, Other, Pasture, Private, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	8
Zoning	CR

Listing Details

Listing Office	RE/MAX real estate central alberta
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