$965,000 - 445075 Range Road 10, Rural Ponoka County

MLS® #A2223085

$965,000
3 Bedroom, 3.00 Bathroom,
Agri-Business on 95.40 Acres

NONE, Rural Ponoka County, Alberta

Are you looking for some peace and quiet? This Spruce log home was constructed on site 2012/2013 on 95 acres and is tucked away in the trees just a short drive off HWY 611. Completely secluded and surrounded by your own private forest. This home has a large master bedroom with a 3 piece en-suite , his/her closets and garden doors to the covered front porch. The living room kitchen area boasts a beautiful stone fireplace with mantle and vaulted ceiling area nicely finished with pine V board. The kitchen has Oak cabinets, a stove top and an oven built into the cabinets. A 2 piece bathroom and laundry room finish the main floor. All the windows are double pained wood frame finished with metal exterior cladding. In the basement there are 2 more bedrooms, a 4 piece bathroom and a Rec room with walk out access to the yard. The basement is roughed in for in floor heat and has an on demand hot water system. Off the utility room there is a wood room with large metal dump chute. The home has a gas furnace system as well as a wood furnace both on separate thermostats that can help save on gas costs. The foundation was built with ICF blocks (Insulated concrete forms). Outside there is plenty of storage and shop space on the property. There is a 12 ft x 20 ft shed a 30 ft x 40 ft Quonset wired with welding plug and a 26 ft x 36 ft triple detached garage. In floor heat has been roughed in for heat in the garage with gas line in place. 2 separate water hydrants were run from the home one to the

garden area and one to a future barn/stable area. These water lines were dug down 8 feet and placed in on crushed rock for drainage and to prevent freeze ups. The septic system is a tank with open discharge ran roughly 60 feet down the hill off the back of the property. Outside plug is wired off 2 separate breakers one for septic pump and one for future alarm. The well can be seen between the home and triple garage drilled in 2006 the water is excellent. A short walk north west of the home you can find 2 cabins and another pump house with separate well. These cabins were built in the 70s and are still in pretty good shape but could use some maintenance. This section of land has not been subdivided before and there are options for future developments through the county. Click on the 3D icon for a drone video.

Essential Information

MLS® #	A2223085
Price	$965,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	95.40
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	445075 Range Road 10
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta

Postal Code	T0C0M0

Amenities

Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Central Vacuum, No Animal Home, Separate Entrance, Soaking Tub, Tankless Hot Water, Wood Windows
Heating	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Treed, Gentle Sloping
Roof	Asphalt Shingle
Foundation	ICF Block

Additional Information

Date Listed	May 22nd, 2025
Days on Market	74
Zoning	AG

Listing Details

Listing Office	Royal Lepage Network Realty Corp.

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