

\$1,350,000 - 420064 Range Road 260, Rural Ponoka County

MLS® #A2237707

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 37.46 Acres

NONE, Rural Ponoka County, Alberta

Here is a one-of-a-kind country retreat between Ponoka and Lacombe! Nestled on 37+ acres, this unique and beautifully maintained property offers the ultimate blend of rural charm and entertaining potential. A fully paved driveway through an electric gate leads you to the heart of the property, where a sprawling 2319 sq. ft. home with walk out basement, is perfectly situated with some perimeter fencing and incredible outdoor spaces. Inside, the home boasts 5 bedrooms and 4 baths, providing ample space for family and guests. The main floor is designed with entertaining in mind, featuring a spacious games room with a full wet bar and pool table with plenty of room to gather and unwind. There is also a convenient laundry room. The cozy and rustic living room with a cathedral ceiling with open beams showcases rich hardwood floors and a classic wood-burning fireplace with log lighter. There are even power blinds in this room! The bright open kitchen offers plenty of counter space, and cabinetry for the chef of the family as well as a new fridge (2025). Downstairs, you'll find a private primary suite that feels like a true retreat, complete with another fireplace, luxurious ensuite with jetted tub, custom steam shower, and a large walk-in closet. There's also a generous storage area to complete the lower level. The home includes an oversized double attached garage plus an additional



detached double garage, offering plenty of room for vehicles, toys, or workshop space. Whether you're hosting a summer BBQ, relaxing in the hot tub, or enjoying a quiet evening under the stars, the two-tiered newer deck with new aluminum railing is a welcome new addition, to relax and soak in the peaceful surroundings. There have been extensive upgrades over the years including the replacement of all of the windows, new paint, some new flooring, renovated main floor bathroom and laundry room. This is more than a home; it's a lifestyle. Enjoy western elegance, privacy, and room to entertain! You will want to experience the magic of country living at its finest all just minutes from town.

Essential Information

MLS® #	A2237707
Price	\$1,350,000
Bathrooms	0.00
Acres	37.46
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	420064 Range Road 260
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
------------	---

Additional Information

Date Listed	July 9th, 2025
-------------	----------------

Days on Market	48
Zoning	Agricultural

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.