

\$534,900 - 423025 Range Road 231, Rural Ponoka County

MLS® #A2197136

\$534,900

2 Bedroom, 2.00 Bathroom, 1,188 sqft
Residential on 9.15 Acres

NONE, Rural Ponoka County, Alberta

Your Dream Acreage Awaits! Nestled on 9 scenic acres, this charming, and affordable rural retreat is perfect for those seeking peace, privacy, and an ideal setup for horses. A picturesque tree-lined driveway leads you to the home. Step onto the back deck, where you can soak in breathtaking views—whether it’s your horses grazing in the pasture or kids and pets enjoying the open space. Inside, a spacious entryway welcomes you with ample storage, a bathroom, laundry area, and extra cabinetry to keep everything organized. Recent updates include a new laundry sink and vanity (2023), new cabinets (2023). At the heart of this charming bungalow, the country kitchen and dining area feature stainless steel appliances, abundant cabinetry, and generous counter space—perfect for meal prep and gathering with family. A new kitchen tap (2024) adds a fresh touch. A cozy bedroom is conveniently located just off the kitchen. The primary bedroom features a walk-in closet with stylish barn door (2022), an oversized window for stunning natural light and views, and access to a flex space between the bedroom and the full bathroom. The living room is designed for comfort, with direct access to the front deck, making it the perfect spot for relaxing on warm summer evenings. The full basement has been upgraded with spray foam insulation (2024), providing enhanced energy efficiency and an opportunity to customize the



space to suit your needs. Outside, the property is well-equipped with ample parking for vehicles, trailers, and equipment. The heated garage offers convenience year-round and features a bedroom, office/storage room, bathroom, kitchenette and was previously used as a home office. The garage also boasts a new door opener (2022) and new shelving (2023). For horse lovers and hobby farmers, this acreage is move-in ready with two horse shelters and well-fenced pastures. Portable panels are negotiable. Additional outbuildings include a 40' x 60' Quonset, providing extra storage, workspace or barn. The yard is a gardener's dream, featuring three apple trees, young raspberry bushes, and beautiful perennials that return year after year. A new yard light (2022) with an automatic switch ensures security and convenience. Additional upgrades include a new front door (2022), two new windows in the second bedroom (2024), and a new window in the main closet (2024). Located on pavement between Bashaw and Ponoka, this property offers an easy commute while maintaining a tranquil country lifestyle. It is approximately 1 hour to Edmonton International airport, and 45 minutes to Red Deer or Camrose. If you're looking for a peaceful and affordable rural escape with the perfect blend of functionality and charm, this property is a must-see!

Built in 1940

Essential Information

MLS® #	A2197136
Price	\$534,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,188

Acres	9.15
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	423025 Range Road 231
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R1

Amenities

Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	15
Zoning	Agricultural

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.