

# \$699,000 - 39, 423002 Range Road 10, Rural Ponoka County

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MLS® #A2230724

**\$699,000**

2 Bedroom, 2.00 Bathroom, 1,331 sqft  
Residential on 1.06 Acres

NONE, Rural Ponoka County, Alberta

Introducing a Former Show Home, nestled in the serene surroundings of Aspen Hill, Gull Lake! This pristine property is just a stone's throw from vibrant water activities, with the added allure of being close to a boat launch. Situated on a mature, tree-lined corner lot, this home is an oasis of peace enhanced by surrounding walking trails and is a nature lover's paradise. The property features an appealing exterior with a wraparound deck and beautifully landscaped yard that invites relaxation and outdoor gatherings. The heart of the home features an interconnected kitchen, dining room and living room that seamlessly blend into one another. The kitchen is equipped with bright white cabinetry, modern LG Thin Q stainless appliances - app allows you to connect with your appliances from anywhere, including a gas stove, fridge (area plumbed for water) basks in year-round sunlight, perfect for culinary activities. The dining area boasts built-in benches with extra storage and leads to the large wrap around deck " perfect for entertaining. Enjoy quiet evenings curled up with a book in the living room with the cozy wood-burning stove. A bedroom and 3 piece bathroom complete the main floor maximizing both comfort and utility. Upstairs, the spacious primary bedroom draws attention with its roomy design, including a large ensuite bathroom complete with soaker tub, separate



shower and expansive vanity. Additionally features a walk in closet and west facing upper-level deck. Both bedrooms are enhanced by the convenience of laundry chutes. The lower level of the home offers a bright family room adjacent to a large laundry / craft room, merging practicality with creativity. Automotive and workshop enthusiasts will appreciate the immaculate, heated (by both forced air and wood burning stove), insulated 24x28 garage that includes a spacious bonus room above ideal for guests. Outdoor living is just as impressive, with the landscaped yard including a fire pit, gazebo, and woodshed, all designed to complement the tranquil surroundings. This Former Show Home is more than just a residence—it's a lifestyle choice, in a peaceful setting, ideal for those seeking serenity, adventure and nature. Only 30 minutes to Red Deer and Sylvan Lake, 45 minute drive to the Edmonton airport and amazing restaurant only minutes away!

Built in 2009

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2230724                         |
| Price          | \$699,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,331                            |
| Acres          | 1.06                             |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 39, 423002 Range Road 10 |
| Subdivision | NONE                     |
| City        | Rural Ponoka County      |
| County      | Ponoka County            |
| Province    | Alberta                  |
| Postal Code | T0C 2J0                  |

### **Amenities**

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                     |
| Utilities      | Electricity Connected, Natural Gas Connected                                                              |
| Parking Spaces | 2                                                                                                         |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener, 220 Volt Wiring, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                         |

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Garburator, Gas Oven, Instant Hot Water |
| Heating           | High Efficiency, Natural Gas, Wood, Wood Stove                                                                                                           |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Living Room, Wood Burning Stove                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard, Storage |
| Lot Description   | Corner Lot, Landscaped, Treed            |
| Roof              | Asphalt                                  |
| Construction      | Composite Siding                         |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 142             |

Listing Details

Listing OfficeColdwell Banker Ontrack Realty

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