

# \$749,000 - 8, 262065 Twp Rd 422, Rural Ponoka County

MLS® #A2232795

**\$749,000**

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 6.55 Acres

Pleasant Hill, Rural Ponoka County, Alberta

The country is calling! 6.55 acre parcel is nestled in the trees with plenty of space for hobby farm dreams on paved roads all the way to your front gate. Meadow and forest, hills and open areas, this property really does have it all including a fenced perimeter. Developed to easily accommodate animals with a corral, hay shelter, pole shed and enclosed storage, stock waterer plus a fully enclosed catio with access in & out via the lower level. A wonderful bungalow and garage with workshop is sure to keep the people happy too. The bungalow has been upgraded with triple pane windows throughout, a new south facing 4 season sunroom with fireplace offers year round comfort. With 3 bedrooms up and one down & 2.5 bathrooms, there's plenty of room for a growing family or guests. Main floor laundry and large mudroom further add convenience & functionality. This home offers 2 wood stoves and one gas fireplace. Fully finished basement with gorgeous tile floor has an addition work/hobby area as well as cold storage. The double detached garage with large workshop has in-floor heating, is wired for RV plug in as well 220v wiring in the workshop. This quiet location offers amazing quick access to both Ponoka and Lacombe.



Built in 1978

## Essential Information

MLS® #

A2232795

|                |                                  |
|----------------|----------------------------------|
| Price          | \$749,000                        |
| 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          | Bungalow, Acreage with Residence |
| 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

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Connected |
| Parking      | Double Garage Detached, Driveway, Gravel Driveway, Single Garage Detached                    |
| # of Garages | 2                                                                                            |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Gas Water Heater        |
| Heating           | Central, Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 3                                                                                            |
| Fireplaces        | Basement, Gas, Living Room, Sun Room, Wood Burning                                           |
| Has Basement      | Yes                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit, Private Yard, Storage  
Lot Description        Landscaped, Many Trees, Private, See Remarks, Treed, Meadow,  
                                 Rolling Slope  
Roof                        Asphalt  
Construction           Wood Frame, Composite Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        44  
Zoning                      CR

**Listing Details**

Listing Office            Royal LePage Lifestyles Realty

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