

# \$450,000 - 42057 Township Road 440, Rural Ponoka County

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MLS® #A2200851

**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,704 sqft  
Residential on 8.28 Acres

NONE, Rural Ponoka County, Alberta

Discover the charm and potential of this 8.28-acre property featuring a unique 1,704-square-foot, three-level split home and a double detached garage. Nestled behind a privacy-enhancing tree line, this property offers a serene and secluded family home. The front yard includes a trampoline and jungle gym, perfect for family fun, while the rest of the acreage is fenced and divided into several sections ready for horses, or small acreage animals. It includes several outside buildings, one building could be finished inside for weekend getaways or guest cabin. Shiplap siding available.

Inside, the home boasts a large family room with a cozy wood fireplace, and just a few steps up, you'll find a spacious open area currently used as a dining room and sitting room. The kitchen is equipped with stainless steel appliances, and ceiling beams add a touch of country charm. Other features include a reliable cell/internet coverage and a move-in experience that can be customized to your needs. Currently some renovations in progress

The home includes three bedrooms and two bathrooms. Large Master bedroom and spare bedroom upstairs, while 3rd bedroom features convenient washer/dryer hookups and is currently used as a laundry room, office and



sewing area. But can be converted back to a bedroom as original laundry hookups available in separate room in the basement.

The partially finished basement includes a finished bedroom and a partially completed three-piece bathroom. The remaining large basement includes another large bedroom. A smaller area large enough for a playroom, tv room, a large work area, outside door and storage/laundry area.

Built in 1975

### **Essential Information**

MLS® #	A2200851
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,704
Acres	8.28
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	42057 Township Road 440
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### **Amenities**

Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Dog Run Fenced In, Many Trees, No Neighbours Behind, Square Shaped Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	March 10th, 2025
Days on Market	46
Zoning	AG

## Listing Details

Listing Office	2 Percent Realty Advantage
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