\$765,000 - 42, 431003 Range Road 260, Rural Ponoka County

MLS® #A2256801

\$765,000

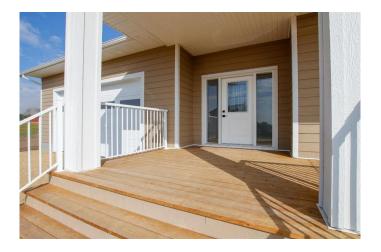
3 Bedroom, 2.00 Bathroom, 1,782 sqft Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County, Alberta

BRAND NEW BUNGALOW LOADED WITH UPGRADES THROUGHOUT ~ LOCATED ON 1 ACRE IN COUNTRY RIDGE ESTATES ~ IMMEDIATE POSSESSION AND MOVE IN READY ~ Durable composite siding, and a covered front veranda spanning over 22' wide create eye catching curb appeal, and welcome you to this brand new home ~ The welcoming foyer has high ceilings, vinyl plank flooring and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings, durable, stylish vinyl plank flooring, and an abundance of large windows that fill the space with natural light ~ The living room is centred by a cozy gas fireplace with a mantle and wiring for your TV ~ The kitchen is beautifully finished with custom built, warm stained cabinets, full tile backsplash, tons of quartz counter space including an island with an eating bar, undermount sink with a window above, and a wall pantry ~ Easily host large gatherings in the dining room that's filled with natural light from the large windows with country views ~ A garden door leads to a 13' x 12' deck with aluminum railings, that overlooks the backyard and has more great country views ~ More large windows in the king size primary bedroom that features a spacious walk in closet with built in organizers, and 5 piece ensuite offering dual sinks, a 6' soaker tub,







and walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space and large windows ~ 4 piece bathroom has an extra deep soaker tub with a tile surround ~ Centrally located main floor laundry hook ups, with additional hookups in the basement ~ The basement has large above grade windows, roughed in underfloor heat, a framed bathroom with plumbing roughed in, framed laundry room, utility room, and plenty of space for a large family room plus additional bedrooms ~ 26' L x 24' W double attached garage is insulated, finished with painted drywall, has over 12' ceilings, floor drain and a man door to the side/backyard ~ Located on 1 acre of land with plenty of space and backing on to a row of mature trees, a walking trail and farm land ~ School bus stop just steps from the front door ~ Ideally situated just minutes west of Ponoka with quick access to Highway QEII ~ This property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

Built in 2025

Essential Information

MLS® # A2256801 Price \$765,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,782 Acres 1.00 Year Built 2025

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 42, 431003 Range Road 260

Subdivision Country Ridge Estates
City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 2J0

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 6

Parking Additional Parking, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Insulated, Oversized, RV Access/Parking, See

Remarks

of Garages 2

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers,

Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In

Closet(s)

Appliances Garage Control(s), See Remarks

Heating In Floor Roughed-In, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, See Remarks

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Zoning 3

Listing Details

Listing Office Lime Green Realty Central

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