

# \$728,000 - 262009 Township Rd 422, Rural Ponoka County

MLS® #A2207376

**\$728,000**

6 Bedroom, 4.00 Bathroom, 1,354 sqft  
Residential on 12.65 Acres

Morning Meadows, Rural Ponoka County,  
Alberta

This beautifully maintained custom-built raised bungalow is being offered for sale by its original owners. Thoughtfully designed with comfort, functionality, and long-term durability in mind, this home showcases quality craftsmanship and attention to detail. Situated on 12.65 acres, the property offers a peaceful retreat surrounded by nature, where deer and moose are frequent visitors. If you're looking for space, privacy, and a home that's been built to last, this is the perfect opportunity. The main floor features a spacious and inviting layout, with three bedrooms, including a primary suite with a king-sized layout. The suite offers a walk-in closet and an ensuite with a jet tub and walk-in shower. The open-concept living and dining area is perfect for both daily living and entertaining, featuring a cozy gas fireplace and patio doors leading to a deck that overlooks the beautifully landscaped backyard and beyond. The main-floor laundry room includes a washer and dryer (2018) and a convenient half-bath. Downstairs, large windows brighten and elevate the living space; three bedrooms that could be used as office, fitness or flex rooms. A full bathroom with a shower. Custom designed for year-round comfort and efficiency, this home features a wood stove along with in-floor heating for warmth and comfort and air conditioning for summer



comfort. A vented cold storage room with shelving was an original design feature. Benefit from the custom upgrades that ensure longevity and efficiency - New vinyl siding in 2018, triple-pane windows with a lifetime warranty in 2021, and 35-year shingles in 2014. A 50 US gallon hot water tank (2019) is dedicated to the in-floor heating system. The drilled well water is of exceptional quality, requiring no filtration/treatment system, and the septic system is maintained bi-annually. From the main road to the front door, you'll enjoy a completely paved drive—no gravel, no mess. The fully paved driveway leads directly to the 22x25 finished attached garage, offering ample space for vehicles, storage, or a workshop. With in-floor heat, hot and cold water, finished walls, and a clean interior, this garage is ready for year-round use, whether you're parking your vehicle, working on projects, or keeping things organized. A 12' x 24' single detached garage built in 2023, and two garden sheds to store your yard equipment or recreational gear, plus ample space for RV parking with 30AMP electrical. 12.65 acres are fully fenced and cross fenced providing plenty of space for animals, gardening, or simply enjoying the wide-open landscape. Horse lovers will appreciate the 140â€™ x 60â€™ corral, complete with a two-horse shelter and tack room. Outdoor living is further enhanced by a multi-tiered deck, with the upper deck leading down to a lower deck with pergola roofing—a perfect spot to relax and take in the peaceful surroundings. Located 10 minutes to Ponoka, 30 minutes to Red Deer, and 50 minutes to Edmonton International Airport (EIA)

Built in 1998

## **Essential Information**

MLS® #

A2207376

Price	\$728,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	12.65
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	262009 Township Rd 422
Subdivision	Morning Meadows
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Asphalt
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Level, Treed, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	CR-H

## Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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