

# \$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 | 42               |
| Zoning         | AG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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