

# \$996,000 - 263046 Township Road 431, Rural Ponoka County

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MLS® #A2206047

**\$996,000**

4 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 2.33 Acres

NONE, Rural Ponoka County, Alberta

An open floor plan, high end finishes private and yet close to town within 8 minutes to Ponoka. This high end custom Sorrento home is placed in the river valley to take advantage of the views from your large decks that are partially closed in with automatic screens on the upper level as well as a walkout basement. With upgraded floors, counter tops and appliances life is waiting for you to move in and enjoy. The open layout means the views are apparent as soon as you enter the large foyer. The kitchen, dining family room are all one making entertaining a dream. Gas hook ups available 2 on the upper deck, 1 on lower deck and 1 behind the current stove are an advantage to the indoor outdoor lifestyle. The primary suite is all on its own in a secluded end of the home along with the large ensuite that has continuous no lip shower stall and heated floors and walk in closet. All four bedrooms have black out blinds perfect for shift workers or sleep ins! The other end of this home has another bedroom guest bath and main floor laundry. The large heated triple car garage is located just off the laundry and spacious entry. The walk out basement is equipped with a full sized fridge and dishwasher in an upscale bar and enjoy the views out the large windows. Two more good sized bedrooms and 4 piece bath along with lots of storage. Outside so much to see to truly enjoy, you must be here! Another double



garage is situated beside a closed in garden and the entrance to the walking path. In the front of the home places for play and relax are everywhere. 240 ft. of continuous curbing envelope the home and low maintenance shrubs. 45 minutes to the Edmonton International airport or 30 minutes to Red Deer make this location perfect. The impeccable craftsmanship and thoughtful design make this home ideal

Built in 2019

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2206047                         |
| Price          | \$996,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,504                            |
| Acres          | 2.33                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 263046 Township Road 431 |
| Subdivision | NONE                     |
| City        | Rural Ponoka County      |
| County      | Ponoka County            |
| Province    | Alberta                  |
| Postal Code | T4J 1R4                  |

### Amenities

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Single Garage Detached, Triple Garage Attached, Insulated |
| # of Garages | 5                                                                                                                                   |

## Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s), Bar                                                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range |
| Heating           | Forced Air                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                 |
| Fireplaces        | Wood Burning                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                          |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Entrance, Gas Grill |
| Lot Description   | Creek/River/Stream/Pond, Brush                          |
| Roof              | Asphalt Shingle                                         |
| Construction      | Composite Siding                                        |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 25               |
| Zoning         | 3                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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