

# \$747,000 - 13010 Township Road 434, Rural Ponoka County

MLS® #A2174342

**\$747,000**

2 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 10.00 Acres

NONE, Rural Ponoka County, Alberta

Looking for a "Little Piece of Paradise"? This 10 acre parcel is located minutes from Gull Lake and includes a 1330 sq ft custom built bungalow. Home is built on slab with ICF Frostwall... Beautiful and functional design with open living space to the front. Kitchen is adorned with bright, white cabinetry with island and Quartz countertops, large walk-in pantry & farmer sink. 2 bedrooms & 2 baths. Large Laundry Room/Sewing Room with extra sink, an abundance of cabinets and direct access to back deck. Primary Bedroom includes a large walk-in closet and 5 pce ensuite with the deep Baine Ultra Air Tub...your own little spa. No shortage of storage. Enjoy the yard from the front veranda or the back deck. Yard has been well designed with fruit trees, garden beds and round about driveway.

Detached Double Car Garage (26x32) is heated. 36x36 Metal Shop with infrared heat includes a number of work tables and air compressor. Large 40ft C-Can with doors on each end is also included. Property is fenced and could easily handle a few animals.

Built in 2015

## Essential Information

MLS® #	A2174342
Price	\$747,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	10.00
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	13010 Township Road 434
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, See Remarks
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Treed, See Remarks, Secluded
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Foundation            Slab

### **Additional Information**

Date Listed            October 24th, 2024

Days on Market        140

Zoning                  Agricultural

### **Listing Details**

Listing Office           RE/MAX real estate central alberta

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