

# \$849,900 - #36 431003 Range Road 260, Rural Ponoka County

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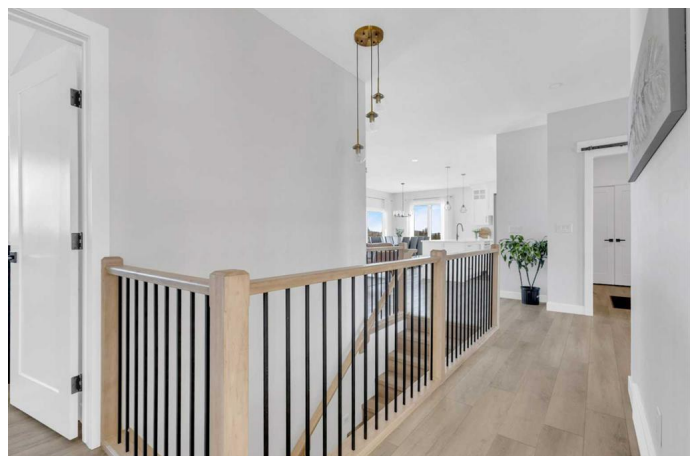
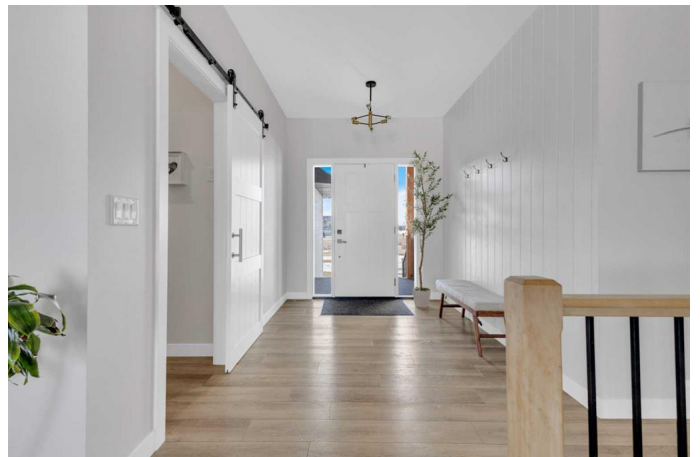
MLS® #A2220267

**\$849,900**

6 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Discover unparalleled luxury in this stunning, nearly new 3+3 bedroom, 3-bathroom bungalow, perfectly situated in a coveted subdivision just moments from town. This exquisite home captivates from the outset with its impressive curb appeal, promising sophistication and comfort within. Enter the main level to find a luminous, open-concept layout bathed in natural light. The gourmet kitchen, a culinary masterpiece, boasts sleek white cabinetry, premium appliances, gleaming quartz countertops, under-cabinet lighting, and a spacious pantry with additional quartz surfaces and abundant storage. The elegant finishes throughout elevate every detail. The cozy living area, anchored by a charming fireplace, offers a serene retreat for relaxation or entertaining. The main floor features three expansive bedrooms, a well-appointed full bathroom, and a lavish primary suite with a spa-inspired ensuite, complete with dual vanities, a walk-in shower, and a luxurious soaker tub. The fully finished basement, equipped with in-floor heating, expands the living space with a versatile recreation area ideal for a home theater, playroom, or social gatherings. This level also includes three additional generously sized bedrooms, a full bathroom, and a practical laundry room. Highlights of this home include durable luxury vinyl plank flooring, custom window blinds,



lofty 9-foot ceilings, and refreshing central air conditioning. Set on a sprawling 1-acre lot, the property offers tranquility with no rear neighbors and newly planted trees for future privacy. Enjoy outdoor living on the low-maintenance Duradek-covered back deck or the inviting front composite deck. The oversized triple-car garage provides ample room for vehicles, tools, and recreational gear.

Move-in ready, this home is a seamless alternative to new construction, blending peaceful rural charm with urban convenience. Its prime location ensures easy access to Highway 2, just 45 minutes from Edmonton International Airport, 1 hour from Edmonton, 30 minutes from Red Deer, and 5 minutes from Ponoka. Embrace modern elegance in a location that connects you to everything.

Built in 2022

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2220267                         |
| Price          | \$849,900                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,625                            |
| Acres          | 1.08                             |
| Year Built     | 2022                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | #36 431003 Range Road 260 |
| Subdivision | Country Ridge Estates     |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4J 1R2 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | In Floor, Forced Air                                           |
| Cooling           | Central Air                                                    |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Electric                                                       |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | See Remarks                    |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Vinyl Siding |
| Foundation        | Poured Concrete                |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | May 12th, 2025      |
| Zoning      | Country Residential |

### Listing Details

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

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