

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

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	8
Zoning	3

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.