

432060 Range Road 260
Rural Ponoka County, Alberta

MLS # A2265262

\$424,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,714 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	10.60 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-43-26-W4
Exterior:	See Remarks	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Escape to your own slice of rural paradise on this expansive 10-acre parcel, ideally located only 6 km from town, and within close proximity to the Highway 2 Corridor. Perfect for horse enthusiasts, or those seeking peaceful country living with easy access to amenities, schools, and highway access. Drive down the treelined driveway to the spacious modular home that offers 1,500+ sq ft of potential, featuring 4 generous bedrooms and 2 full bathrooms. The primary bedroom has its own private ensuite bathroom for added convenience. Step outside to enjoy the large deck. The detached garage provides parking and/or extra storage for tools, toys, or vehicles. Additional highlights include ample space for outbuildings, gardens, or livestock, usable land with room to roam, or even a great building site down the road. This property is priced to sell and brimming with opportunity.