

\$799,000 - 22 Sunnyside Road, Rural Ponoka County

MLS® #A2247048

\$799,000

4 Bedroom, 4.00 Bathroom, 1,273 sqft

Residential on 0.47 Acres

Sunnyside, Rural Ponoka County, Alberta

A piece of tranquility at the lake. At only 2.5 years old, this beautiful home feels bright and spacious. It will make you feel relaxed and far way from the busy world. Situated on close to half an acre, you can sit on the wraparound covered deck and enjoy the birds singing in the fruit trees, or watch the sunrise or sunset over the lake. With plenty of triple-glazed windows for high efficiency, you will enjoy the brightness of the open floor plan. The living room flows into the dining area and then right into the kitchen - so you won't miss any family conversations or your guests needing a refill. The kitchen offers modern two-toned cabinetry with plenty of cupboards, drawers and counter space, as well as a breakfast bar. The roomy primary bedroom has a large closet and private bathroom with a large walk-in shower. A second bedroom and 2 pc guest bathroom round off the main level. They call it a basement, but with plenty of light coming in through the large windows - it certainly doesn't feel like one. The lower-level completes the home with a spacious bedroom, 3 pc bathroom, large laundry room (for all the extra storage needed), family room, and games area for family fun. The utility room has the goodies like the Navien on-demand hot water system that means you always have plenty of hot water when you need it, as well as supplying the in-floor heat that keeps the house toasty during the colder months. ICF Block has been used in the construction that goes all the way



to the ceiling to insure best efficiency with heating and cooling. An oversized double attached garage makes this house complete. Oh but not stopping there - behind the house is a 40X26 SHOP with a loft!! The shop and loft spaces also include in-floor heat throughout. The workshop area has tons of cabinets to keep everything organized and abundant countertop work surfaces for the most avid hobbyist. The shop has easy access though the large garage door (great for large vehicles) or a man door on the side. But thatâ€™s not allâ€¦thereâ€™s a private loft above the shop if you have a kid that isnâ€™t ready to leave home but wants their own space, a place for guests, or a man/she cave. The loft includes a spacious living room, large bedroom, and full bathroom; as well as cabinetry to hold a coffee maker, a microwave, and plenty of room for a fridge. Donâ€™t let this once in a life time opportunity to own such a well-built home pass you by!

Built in 2023

Essential Information

MLS® #	A2247048
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,273
Acres	0.47
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	22 Sunnyside Road
Subdivision	Sunnyside
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking	Double Garage Attached, Double Garage Detached, Parking Pad
# of Garages	4

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Silent Floor Joists
Foundation	ICF Block

Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	CR

Listing Details

Listing Office	Sutton Landmark Realty
----------------	------------------------

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.