

# \$699,000 - 13009 53 Highway, Rural Ponoka County

MLS® #A2249692

**\$699,000**

4 Bedroom, 3.00 Bathroom, 2,072 sqft

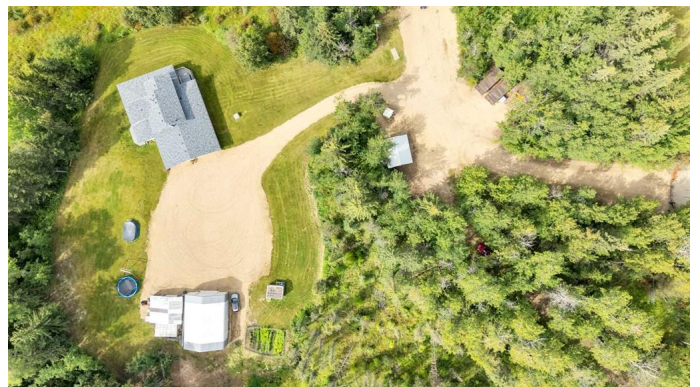
Residential on 6.15 Acres

NONE, Rural Ponoka County, Alberta

Set on 6.15 acres in peaceful Ponoka County, this well-kept acreage blends timeless country charm with practical living. Pavement leads to a secure gated entrance, with mature trees offering privacy from the road. A classic wrap-around covered porch—complete with an oversized swing—overlooks a tranquil pond, creating the perfect setting for a slower-paced, rural lifestyle surrounded by nature.

The main floor features a spacious primary suite with a large ensuite and walk-in closet, while three generous bedrooms upstairs provide comfortable accommodations for family or guests. The open-concept main living area is bright and welcoming, ideal for both daily living and entertaining. A triple attached garage, upgraded with added insulation, offers functionality year-round. Recent improvements include flashing repairs, the addition of new eavestrough and a new roof (Fall 2024).

Outdoors, a hot tub offers serene pond views. The decking under the hot tub was recently rebuilt. Ample space for equipment, toys, or hobbies is available with multiple storage structures, including a tarp shed. The property is well-treed for privacy while maintaining open yard space featuring a garden and an area recently cleared for a permanent shop. The layout of the property allows for equipment and RVs to be stored out of sight of the road without obstructing the views from the house.



Conveniently located just minutes from Gull Lake and a short drive to Rimbey, Bentley, and Sylvan Lake.

Built in 2009

### **Essential Information**

MLS® #	A2249692
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	6.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	13009 53 Highway
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, RV Access/Parking, Triple Garage Attached, Additional Parking, Gated, Gravel Driveway
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Laminate Counters, No Smoking
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	Home, Storage, Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Garden, Private Yard, Storage, Fire Pit
Lot Description	Garden, Irregular Lot, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Creek/River/Stream/Pond, Native Plants, Sloped, Wetlands
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Slab

## Additional Information

Date Listed	August 19th, 2025
Zoning	RA

## Listing Details

Listing Office	Real Broker
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