

# **\$765,000 - 42, 431003 Range Road 260, Rural Ponoka County**

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MLS® #A2256801

**\$765,000**

3 Bedroom, 2.00 Bathroom, 1,782 sqft  
Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

BRAND NEW BUNGALOW LOADED WITH UPGRADES THROUGHOUT ~ LOCATED ON 1 ACRE IN COUNTRY RIDGE ESTATES ~ IMMEDIATE POSSESSION AND MOVE IN READY ~ Durable composite siding, and a covered front veranda spanning over 22' wide create eye catching curb appeal, and welcome you to this brand new home ~ The welcoming foyer has high ceilings, vinyl plank flooring and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings, durable, stylish vinyl plank flooring, and an abundance of large windows that fill the space with natural light ~ The living room is centred by a cozy fireplace with a mantle and wiring for your TV ~ The kitchen is beautifully finished with custom built, warm stained cabinets, full tile backsplash, tons of quartz counter space including an island with an eating bar, undermount sink with a window above, and a wall pantry ~ Easily host large gatherings in the dining room that's filled with natural light from the large windows with country views ~ A garden door leads to a 13' x 12' deck with aluminum railings, that overlooks the backyard and has more great country views ~ More large windows in the king size primary bedroom that features a spacious walk in closet with built in organizers, and 5 piece ensuite offering dual sinks, a 6' soaker tub,



and walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space and large windows ~ 4 piece bathroom has an extra deep soaker tub with a tile surround ~ Centrally located main floor laundry hook ups, with additional hookups in the basement ~ The basement has large above grade windows, roughed in underfloor heat, a framed bathroom with plumbing roughed in, framed laundry room, utility room, and plenty of space for a large family room plus additional bedrooms ~ 26' L x 24' W double attached garage is insulated, finished with painted drywall, has over 12' ceilings, floor drain and a man door to the side/backyard ~ Located on 1 acre of land with plenty of space and backing on to a row of mature trees, a walking trail and farm land ~ School bus stop just steps from the front door ~ Ideally situated just minutes west of Ponoka with quick access to Highway QEII ~ This property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

Built in 2025

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2256801                         |
| Price          | \$765,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,782                            |
| Acres          | 1.00                             |
| Year Built     | 2025                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 42, 431003 Range Road 260 |
| Subdivision | Country Ridge Estates     |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T0C 2J0                   |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                             |
| Parking Spaces | 6                                                                                                                                        |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized, RV Access/Parking, Insulated, See Remarks |
| # of Garages   | 2                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, See Remarks |
| Appliances        | Garage Control(s), See Remarks                                                                                                                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                               |
| Fireplaces        | Living Room, Mantle, Electric, See Remarks                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                       |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                      |
| Construction      | Wood Frame, Cement Fiber Board                       |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 28                   |

Listing Details

Listing OfficeLime Green Realty Central

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