

# \$449,000 - 424055 Hwy 2a, Rural Ponoka County

MLS® #A2241927

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 6.00 Acres

NONE, Rural Ponoka County, Alberta

Opportunities like this donâ€™t come along often in Central Alberta with excellent access to Ponoka and major highways. There is +/- 6 acres that offers a great balance of space, privacy, and income potential. The land is a mix of hay and pasture, making it ideal for a few animals or just a little extra space. . The 1,300 sq ft home has seen recent upgrades including new siding and several windows in 2024, with the roof updated approximately 8 years ago. Inside, the open-concept kitchen and spacious living room create a warm, inviting spaceâ€”perfect for entertaining. The main floor primary bedroom features a private ensuite, and a second main floor room is currently set up as a home office. Upstairs, thereâ€™s a bonus room/loft and an additional room previously used as a bedroom, offering flexibility for families or guests. The property also features excellent outbuildings: a 27â€™ x 25â€™ double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20â€™ x 40â€™ shop with poured concrete floor, power, and a mezzanineâ€”ideal for projects, equipment, or a small business. There is also a Salon . Acreages for this price point don't come up often in Central Alberta!

Built in 1960

## Essential Information

MLS® #

A2241927



Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,332
Acres	6.00
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	424055 Hwy 2a
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0Y0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Pasture
Roof	Asphalt

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Block

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	5
Zoning	AG

**Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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