

# \$699,900 - 433042 Range Road 221 # 117, Rural Ponoka County

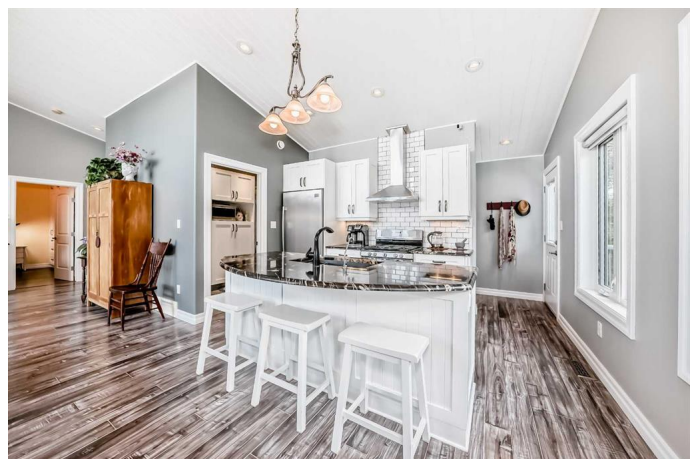
MLS® #A2248529

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,070 sqft  
Residential on 1.02 Acres

Red Deer Lake, Rural Ponoka County, Alberta

Your Country Escape Awaits! Welcome to pristine country living on 1.1 beautifully landscaped acres in the sought-after Johnson™s Beach subdivision. A scenic paved drive leads you home, where a private, tree-lined entrance opens to a large heated garage with additional storage rooms—perfect for vehicles, hobbies, and extra storage and even RV power outlets. Once here, relaxation comes naturally. Fire up the BBQ on the composite deck, curl up for a nap in the charming bunkhouse, or spend quiet time in the greenhouse. The screened-in room offers sheltered outdoor living, complete with natural gas for your fire table and plenty of space to visit with friends or catch the game on satellite TV. Inside, style meets comfort in an airy open-concept design. Soaring 18' tongue-and-groove ceilings and walls of windows bathe the space in natural light, creating a breezy beach-house vibe in summer and a warm, cheerful atmosphere in winter. The gourmet kitchen will inspire any home chef with its suite of Frigidaire Professional appliances and granite counter-tops, while the spa-like bathroom—with its clawfoot tub and sparkling crystal chandelier—invites you to slow down and savor the moment. The primary bedroom offers vaulted ceilings, transom windows, and a built-in wardrobe. A second bedroom and laundry room complete the main level for added convenience. The fully finished



lower level is just as impressive, featuring a darkened media/games room complete with white cabinets, surround sound system, pool table. Completing the level are two bright bedrooms, a stylish second bathroom, and an indulgent infrared sauna. Additional features include insulated interior walls for soundproofing, a reverse osmosis water system, tankless water heater, operational in-floor heating, central A/C, and automated underground sprinklers. Whether you're looking for a four-season primary residence or a weekend retreat, this property offers exceptional comfort, style, and value. Johnson's Beach is just 30 minutes east of Ponoka and 60 minutes southeast of Edmonton.

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248529                         |
| Price          | \$699,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,070                            |
| Acres          | 1.02                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 433042 Range Road 221 # 117 |
| Subdivision | Red Deer Lake               |
| City        | Rural Ponoka County         |
| County      | Ponoka County               |
| Province    | Alberta                     |

Postal Code T4J 1R1

### **Amenities**

Amenities Beach Access, Clubhouse, Playground  
Parking Spaces 2  
Parking Double Garage Detached, RV Access/Parking  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Vaulted Ceiling(s), Wired for Sound  
Appliances Central Air Conditioner, Gas Range, Microwave, Refrigerator, Washer/Dryer, Water Purifier  
Heating In Floor, Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Covered Courtyard, Garden, Misting System, Outdoor Shower, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage  
Lot Description Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Underground Sprinklers  
Roof Metal  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed August 22nd, 2025  
Days on Market 69  
Zoning Recreational  
HOA Fees 75  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office

2 Percent Realty Advantage

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