

# \$595,000 - 445072 Range Road 265, Rural Ponoka County

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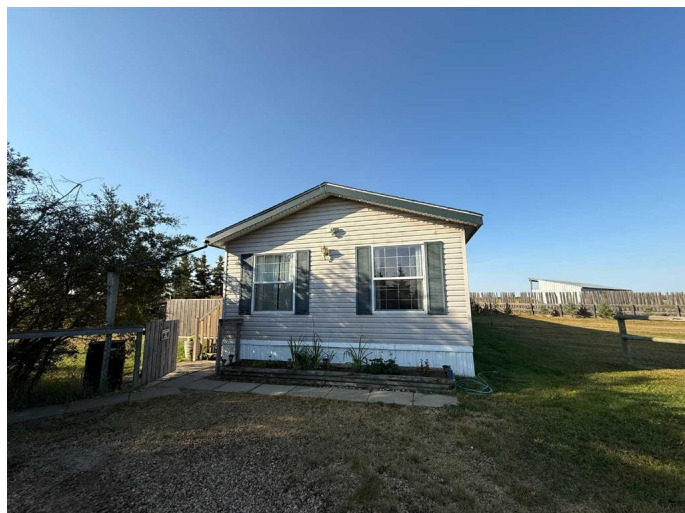
MLS® #A2258745

**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 15.57 Acres

NONE, Rural Ponoka County, Alberta

Escape to the country with this 15.57-acre property close to the Highway 2 corridor, 15 minutes to Ponoka and Wetaskiwin, and 50 minutes to Edmonton. It offers the perfect setup for animal lovers or anyone looking for space, privacy, and fresh air. Situated on a mature yardsite, the well-designed home offers 3 bedrooms and 2 bathrooms, thoughtfully laid out for both comfort and function. Step inside to a welcoming entryway that leads into a bright and spacious living room filled with natural light. The kitchen is a true centerpiece with ample counter space, abundant cabinetry, a corner pantry, and even a built-in desk for added organization. A designated dining area makes mealtime gatherings easy, while the nearby laundry room adds everyday convenience. Two bedrooms with closet space and a full 4-piece bathroom complete one wing of the home. The primary suite features a large walk-in closet and a 5-piece ensuite, offering the perfect place to unwind at the end of the day. Outdoors, the property is set up to accommodate livestock or hobbies with a large barn, 3 cattle shelters, multiple storage sheds, stock waterers and 4 versatile outbuildings. A unique highlight is the designated campground area, complete with an outdoor camp kitchen, children's play equipment, and a central firepit for the ultimate spot for family and friends to gather, relax, and make lasting memories. There is also a great space for a



hay crop. This affordable acreage has been well taken care of and is the perfect place for a hobby farm.

Built in 2003

**Essential Information**

MLS® #	A2258745
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	15.57
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

**Community Information**

Address	445072 Range Road 265
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

**Amenities**

Parking	None
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**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Fire Pit, Private Yard, Outdoor Kitchen
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	1
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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