

# **\$539,900 - 1 Centre Street, Rural Ponoka County**

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MLS® #A2195529

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft

Residential on 6.10 Acres

Morning Meadows, Rural Ponoka County,  
Alberta

CUSTOM BUILT 3 BEDROOM, 3 BATH 2 STOREY ~ LOCATED ON 6.1 ACRES IN MORNING MEADOWS ~ HEATED ATTACHED SHOP ~ MANY RECENT UPDATES ~ Open concept main floor layout offers a feeling of spaciousness ~ The inviting living room opens to the dining room where you can easily host a large gathering ~ The well equipped kitchen features hand crafted kitchen cabinets accented with under cabinet lighting, ample counter space including a large island with an eating bar, full tile backsplash, and new stainless steel appliances ~ Cozy sitting room is just off the kitchen, has a stone accented feature wall with an electric fireplace, and offers easy access to the attached garage/shop ~ 3 piece bathroom with a walk in shower ~ The private primary oasis has high ceilings, can easily accommodate a king bed plus multiple pieces of furniture, features a walk in closet, spa like ensuite and has tons of natural light from large windows plus garden doors with access to the rear patio ~ Conveniently located main floor laundry in it's own room with a sink and shelving, and is next to a garden door with access to south facing patio ~ In-floor heat throughout the main floor ~ The upper level has a large landing that opens to 2 generous sized bedrooms (one with a walk in closet) and a 4 piece bathroom featuring a jetted corner tub ~ Attached garage/shop has wood stove, built in shelving, high ceilings, man door to the



backyard/garden, storage mezzanine, and tons of parking for all your vehicles and toys ~ Attached carport next to the shop ~ The property features plenty of mature trees, a fenced garden bed with in ground sprinklers, two fire pit areas, a shed with power ~ New boiler (end of 2024), LED lighting throughout, septic tank cleaned out in 2024, plus 100 AMP service to the house, and 200 AMP service to the shop ~ Located in Morning Meadows, just minutes to Morningside, Ponoka and Lacombe with easy access to Highway 2, and minutes to Wolf Creek golf course ~ Pride of ownership is evident in this well cared for home!

Built in 2012

### **Essential Information**

MLS® #	A2195529
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,858
Acres	6.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	1 Centre Street
Subdivision	Morning Meadows
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

### **Amenities**

Amenities	Laundry, RV/Boat Storage
Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Gravel Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, Attached Carport
# of Garages	4

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler, Electric, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Other
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Garden, Landscaped, Lawn, Many Trees
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

## Additional Information

Date Listed	February 18th, 2025
Days on Market	116
Zoning	CR

## Listing Details

Listing Office	Lime Green Realty Inc.
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