

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

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MLS® #A2257939

**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Agri-Business on 0.00 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® #         | A2257939      |
| Price          | \$595,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,520         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 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 1R2               |

**Interior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air                                         |
| Basement          | None                                               |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Piling(s)       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | AG                   |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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