

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

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 | Oversized, RV Access/Parking, 220 Volt Wiring, Additional Parking, Attached Carport, Concrete Driveway, Gravel Driveway, Heated Garage, Insulated |
| # of Garages | 4 |

Interior

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

Exterior

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

Additional Information

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|----------------|---------------------|
| Date Listed | February 18th, 2025 |
| Days on Market | 100 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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