

\$765,000 - 42, 431003 Range Road 260, Rural Ponoka County

MLS® #A2256801

\$765,000

3 Bedroom, 2.00 Bathroom, 1,782 sqft
Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

BRAND NEW BUNGALOW LOADED WITH UPGRADES THROUGHOUT ~ LOCATED ON 1 ACRE IN COUNTRY RIDGE ESTATES ~ IMMEDIATE POSSESSION AND MOVE IN READY ~ Durable composite siding, and a covered front veranda spanning over 22' wide create eye catching curb appeal, and welcome you to this brand new home ~ The welcoming foyer has high ceilings, vinyl plank flooring and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings, durable, stylish vinyl plank flooring, and an abundance of large windows that fill the space with natural light ~ The living room is centred by a cozy fireplace with a mantle and wiring for your TV ~ The kitchen is beautifully finished with custom built, warm stained cabinets, full tile backsplash, tons of quartz counter space including an island with an eating bar, undermount sink with a window above, and a wall pantry ~ Easily host large gatherings in the dining room that's filled with natural light from the large windows with country views ~ A garden door leads to a 13' x 12' deck with aluminum railings, that overlooks the backyard and has more great country views ~ More large windows in the king size primary bedroom that features a spacious walk in closet with built in organizers, and 5 piece ensuite offering dual sinks, a 6' soaker tub,



and walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space and large windows ~ 4 piece bathroom has an extra deep soaker tub with a tile surround ~ Centrally located main floor laundry hook ups, with additional hookups in the basement ~ The basement has large above grade windows, roughed in underfloor heat, a framed bathroom with plumbing roughed in, framed laundry room, utility room, and plenty of space for a large family room plus additional bedrooms ~ 26' L x 24' W double attached garage is insulated, finished with painted drywall, has over 12' ceilings, floor drain and a man door to the side/backyard ~ Located on 1 acre of land with plenty of space and backing on to a row of mature trees, a walking trail and farm land ~ School bus stop just steps from the front door ~ Ideally situated just minutes west of Ponoka with quick access to Highway QEII ~ This property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

Built in 2025

Essential Information

MLS® #	A2256801
Price	\$765,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,782
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	42, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized, RV Access/Parking, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, See Remarks
Appliances	Garage Control(s), See Remarks
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Electric, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	28

Listing Details

Listing OfficeLime Green Realty Central

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