

263059 Highway 604
Rural Ponoka County, Alberta

MLS # A2232892

\$559,000



Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Primary Downstairs

Division: NONE

Type: Residential/House

Style: 1 and Half Storey, Acreage with Residence

Size: 1,412 sq.ft. **Age:** 1948 (77 yrs old)

Beds: 4 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 2.84 Acres

Lot Feat: See Remarks

Water: Well

Sewer: Pump, Septic Tank

Condo Fee: -

LLD: 33-41-26-W4

Zoning: Agricultural

Utilities: -

Inclusions: fridge, stove, washer, dryer, all blinds and window coverings, garage door opener and 2 controls

Looking to find an affordable property in the country? Look no further! This beautifully maintained acreage is located on pavement between Ponoka and Lacombe. With easy access to Highway 2 and minutes from Wolf Creek Golf Course, this property offers the ideal setting for hobbyists, nature lovers, mechanics, or anyone seeking a quieter lifestyle with room to roam, a cute house and great HEATED SHOP. Take in sweeping countryside views that truly feel like a million-dollar backdrop. The gently rolling, well-kept yard invites you to relax with morning coffee on the porch, tend to your garden, or gather around the firepit under wide-open skies. The home is warm and welcoming, featuring a spacious main floor with an inviting living room that flows into a bright dining area—highlighted by a newer picture window (2012) that perfectly frames the stunning landscape. The kitchen offers ample space for meal prep, and the upper-level bedrooms provide cozy, restful retreats. Enjoy peace of mind with key updates, including a new furnace (2025) and shingles (2021). The property also includes a 32' x 40' heated shop with 220 power—ideal for projects, storage, or a home-based business—plus a detached double garage and a security system for added comfort. This is the most scenic land in Central Alberta! This property is a must-see. A rare opportunity to own a versatile acreage with the beauty of the countryside and the convenience of town access close at hand.