

\$839,000 - 15, 420068 Highway 771 Highway, Rural Ponoka County

MLS® #A2263737

\$839,000

3 Bedroom, 3.00 Bathroom, 1,360 sqft
Residential on 3.51 Acres

Poulsen's Estates, Rural Ponoka County, Alberta

Discover the tranquility of this BEAUTIFUL WALKOUT BUNGALOW, perched on 3.51 acres of a pristine property. Settle in for stunning views of both Gull Lake and the gorgeous countryside. The earthy tones of stucco and stonework are accented with archways of Spanish flair. The triple car garage provides plenty of indoor parking. Warm hardwood floors lead you thru the hub of the home. Walls of windows allow for ample natural light, along with picture perfect scenery in every season. The kitchen features crisp white cabinetry, stainless steel appliances, and an island for additional seating and prep work. The dining room boasts beautiful built ins, perfect for displaying treasured items. Step thru the garden door to lounge in the three season sun room. Glass doors lead to the expansive patio. Bask in the sunshine or the shade under the retractable awning. Later on, escape to the recently renovated primary bedroom, boasting double vanities, granite countertops, and a gorgeous glass shower. Main level laundry and a large mudroom are an added luxury. The walkout basement lends itself to entertaining with the wet bar and easy access to the back patio and yard. Two additional bedrooms and 3-piece bathroom offer perfect accommodations for children or company. Storage will never be an issue with this floorplan, including a 7 x 10 cold room for



your fall harvest. The backyard is beautifully landscaped with mature shrubs, pretty perennials, and tall bordering trees. You will enjoy the expansive area for outdoor activities, gardening, or simply taking in the stunning views. The 16' x 20' shop has power and provides ample space for toys and tinkering. A parking pad is perfect for your RV or your guests' trailer. 2025 Upgrades: Primary Bedroom Renovation including new LUX windows. 2024 Upgrades: NEW appliances, sink & countertop in kitchen, shingles on house and garden shed, eavestroughs, garage doors, and 50 gallon HWT. 2023 Upgrades: NEW washer & dryer. Conveniently close to a marina, two boat launches, a golf course, and campgrounds. An acreage lifestyle offers the perfect blend of freedom, space, and connection - to both nature and family. Whether you are sipping coffee while watching the sunrise or hosting friends under the stars, this property offers the perfect blend of rural serenity and modern comfort. Treat yourself to a tour today!

Built in 2002

Essential Information

MLS® #	A2263737
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	3.51
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	15, 420068 Highway 771 Highway
Subdivision	Poulsen's Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Private, See Remarks, Cleared, Lake, Secluded, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	18
Zoning	3

Listing Details

Listing Office RE/MAX real estate central alberta

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