

# \$799,000 - 39, 423002 Range Road 10, Rural Ponoka County

MLS® #A2230724

**\$799,000**

2 Bedroom, 2.00 Bathroom, 1,331 sqft  
Residential on 1.06 Acres

NONE, Rural Ponoka County, Alberta

Introducing a Former Show Home, nestled in the serene surroundings of Aspen Hill, Gull Lake! This pristine property is just a stone's throw from vibrant water activities, with the added allure of being close to a boat launch. Situated on a mature, tree-lined corner lot, this home is an oasis of peace enhanced by surrounding walking trails and is a nature lover's paradise. The property features an appealing exterior with a wraparound deck and beautifully landscaped yard that invites relaxation and outdoor gatherings. The heart of the home features an interconnected kitchen, dining room and living room that seamlessly blend into one another. The kitchen is equipped with bright white cabinetry, modern LG Thin Q stainless appliances - app allows you to connect with your appliances from anywhere, including a gas stove, fridge (area plumbed for water) basks in year-round sunlight, perfect for culinary activities. The dining area boasts built-in benches with extra storage and leads to the large wrap around deck "perfect for entertaining. Enjoy quiet evenings curled up with a book in the living room with the cozy wood-burning stove. A bedroom and 3 piece bathroom complete the main floor maximizing both comfort and utility. Upstairs, the spacious primary bedroom draws attention with its roomy design, including a large ensuite bathroom complete with soaker tub, separate



shower and expansive vanity. Additionally features a walk in closet and west facing upper-level deck. Both bedrooms are enhanced by the convenience of laundry chutes. The lower level of the home offers a bright family room adjacent to a large laundry / craft room, merging practicality with creativity. Automotive and workshop enthusiasts will appreciate the immaculate, heated (by both forced air and wood burning stove), insulated 24x28 garage that includes a spacious bonus room above ideal for guests. Outdoor living is just as impressive, with the landscaped yard including a fire pit, gazebo, and woodshed, all designed to complement the tranquil surroundings. This Former Show Home is more than just a residence—it's a lifestyle choice, in a peaceful setting, ideal for those seeking serenity, adventure and nature. Only 30 minutes to Red Deer and Sylvan Lake, 45 minute drive to the Edmonton airport and amazing restaurant only minutes away!

Built in 2009

### Essential Information

MLS® #	A2230724
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,331
Acres	1.06
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	39, 423002 Range Road 10
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Oven, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Corner Lot, Landscaped, Treed
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	1

**Listing Details**

Listing Office            Coldwell Banker Ontrack Realty

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