

# \$649,000 - 424055 Hwy 2a, Rural Ponoka County

MLS® #A2229438

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 36.40 Acres

NONE, Rural Ponoka County, Alberta

Opportunities like this don't come along often in Central Alberta with excellent access to Ponoka and major highways. There is 36.4 acres that offers a great balance of space, privacy, and income potential. The land is a mix of hay and pasture, making it ideal for livestock, hobby farming, or future development. The 1,300 sq ft home has seen recent upgrades including new siding and several windows in 2024, with the roof updated approximately 8 years ago. Inside, the open-concept kitchen and spacious living room create a warm, inviting space—perfect for entertaining. The main floor primary bedroom features a private ensuite, and a second main floor room is currently set up as a home office. Upstairs, there's a bonus room/loft and an additional room previously used as a bedroom, offering flexibility for families or guests. The property also features excellent outbuildings: a 27' x 25' double detached garage that is heated, insulated, and equipped with new electrical and 220V power, and a 20' x 40' shop with poured concrete floor, power, and a mezzanine—ideal for projects, equipment, or a small business. There is also a Salon. Added bonus: the property generates \$550/month in passive income from three separate sign rentals, making this not just a lifestyle property, but also a smart investment. Whether you're looking for a peaceful homestead, hobby farm, or a property with income potential, this unique



acreage checks all the boxes.

Built in 1960

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229438                         |
| Price          | \$649,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,332                            |
| Acres          | 36.40                            |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 424055 Hwy 2a       |
| Subdivision | NONE                |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C 0Y0             |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows     |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning                               |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                 |
| Lot Description   | Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Pasture |
| Roof              | Asphalt                                                          |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Block, Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 5               |
| Zoning         | AG              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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