

# **\$274,963 - 443001 Range Road 12 Road, Rural Ponoka County**

MLS® #E4431091

**\$274,963**

1 Bedroom, 0.50 Bathroom, 288 sqft

Rural on 7.54 Acres

None, Rural Ponoka County, AB

Escape to your own 7.54-acre recreational retreat, just 15 minutes from Pigeon Lake Village or 15 Min to Gull Lake. This serene AG-zoned property, perfect for weekend getaways, boasts a creek for summer fishing and floating, winter sledding, and multiple golf courses. The cozy cabin features 2 sleeping lofts (queen and twin-sized, note low ceiling heights), a washroom, living area, and kitchen, designed for easy lock-up and use. Additional amenities include a teepee, bridge, greenhouse, chicken coop, shed, outhouse, and fire pit, creating a true outdoor haven. Future expansion is a breeze with County of Ponoka approval for additional development (residence or mobile) and a Baseline plan for septic and well installation on file. Whether you're seeking adventure or tranquility, this property offers endless possibilities for year-round enjoyment. Power is hooked up, there is no sewer or septic or water on property, must haul water or drill a well. Unique getaway! Offered at \$274,963!

Built in 2020

## **Essential Information**

MLS® # E4431091

Price \$274,963



Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	288
Acres	7.54
Year Built	2020
Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

### Community Information

Address	443001 Range Road 12 Road
Area	Rural Ponoka County
Subdivision	None
City	Rural Ponoka County
County	ALBERTA
Province	AB
Postal Code	T0C 0M0

### Amenities

Features	Off Street Parking, Deck, Detectors Smoke, Fire Pit, Front Porch, Greenhouse, Parking-Extra, R.V. Storage, Vinyl Windows
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Creek, Golf Nearby, Hillside, Partially Landscaped, Private Fishing, Private Setting, Recreation Use, Rolling Land, Sloping Lot, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	April 16th, 2025
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Days on Market 3

Zoning Zone RUR6

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Listing information last updated on April 19th, 2025 at 12:02pm MDT