\$879,900 - 431079 Range Road 254, Rural Ponoka County

MLS® #A2256865

\$879,900

8 Bedroom, 4.00 Bathroom, 1,778 sqft Residential on 1.75 Acres

NONE, Rural Ponoka County, Alberta

If you've ever thought, "We just need more space,― this custom Mason Martin acreage might be the answer. Set on 1.79 acres just two minutes outside Ponoka, this 9-bedroom (or 8 plus office) modified bi-level delivers 3,184 sq ft of living space â€" designed with family life, gatherings, and flexibility in mind.

Step inside and you'II immediately notice the craftsmanship. Vaulted ceilings and thoughtful design details create a sense of openness, while wide stairs and smart layout make every level feel connected. The heart of the home is its bright, open-concept main floor, anchored by a stylish kitchen with center island, perfect for cooking and conversation. Two gas fireplaces bring warmth and character â€" one for cozy evenings upstairs and another for the downstairs family retreat. This home boasts not just one but three family rooms, offering endless possibilities: a formal living space, a relaxed movie room, and a play or hobby area. Whether you're hosting holidays or simply need room for everyone to unwind, each space is designed to feel inviting and versatile. The primary suite features a 4-piece ensuite, while two additional full baths and a half-bath ensure convenience for even the busiest households.

The 3-season glass-covered deck extends your living space outdoors, perfect for morning coffee, family suppers, or watching prairie







sunsets. The acreage itself adds to the lifestyle: a triple car garage, two sheds, plenty of parking, garden space, and established apple trees. It's a property where you can live, grow, and gather. Recent updates â€" including fresh paint and updated LED lighting â€" add a modern touch to this timeless build. Close to schools, parks, and town conveniences, yet tucked away in a quiet setting, this acreage blends comfort, craftsmanship, and country living. For large families, or anyone who simply wants more room to breathe, this home is the definition of space and style.

Built in 1998

Essential Information

MLS® # A2256865 Price \$879,900

Bedrooms 8

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,778 Acres 1.75

Year Built 1998

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 431079 Range Road 254

Subdivision NONE

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T4J1R2

Amenities

Parking Spaces 9

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen

Island, Laminate Counters, No Animal Home, No Smoking Home,

Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Oven, Gas Stove, Microwave, Other,

Washer, Water Purifier, Water Softener, Water Conditioner

Heating Forced Air, Natural Gas

Yes

Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Basement Finished, Full

Exterior

Has Basement

Exterior Features Balcony, Fire Pit, Storage

Lot Description Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn,

Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 45 Zoning 3

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Listing Details

Listing Office eXp Realty

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