

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

MLS® #A2256865

\$879,900

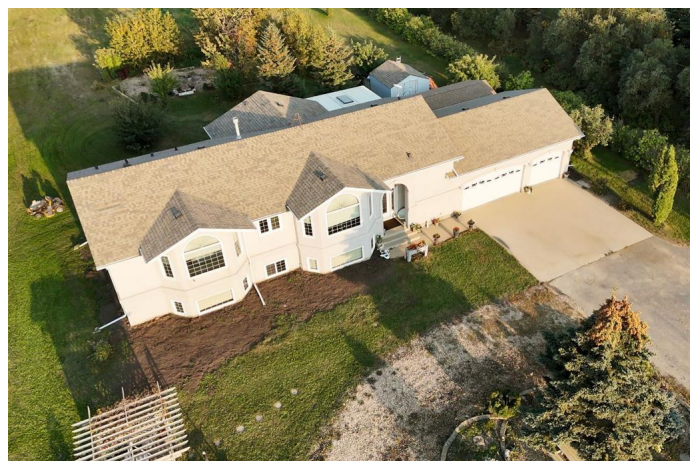
8 Bedroom, 4.00 Bathroom, 1,778 sqft
Residential on 1.75 Acres

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 " designed with family life, gatherings, and flexibility in mind.

Step inside and you'll 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 " 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 including fresh paint and updated LED lighting 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, Washer, Water Purifier, Water Softener, Other, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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	4
Zoning	3

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.