

# \$539,900 - 1 Centre Street, Rural Ponoka County

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MLS® #A2195529

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft

Residential on 6.10 Acres

Morning Meadows, Rural Ponoka County,  
Alberta

CUSTOM BUILT 3 BEDROOM, 3 BATH 2 STOREY ~ LOCATED ON 6.1 ACRES IN MORNING MEADOWS ~ HEATED ATTACHED SHOP ~ MANY RECENT UPDATES ~ Open concept main floor layout offers a feeling of spaciousness ~ The inviting living room opens to the dining room where you can easily host a large gathering ~ The well equipped kitchen features hand crafted kitchen cabinets accented with under cabinet lighting, ample counter space including a large island with an eating bar, full tile backsplash, and new stainless steel appliances ~ Cozy sitting room is just off the kitchen, has a stone accented feature wall with an electric fireplace, and offers easy access to the attached garage/shop ~ 3 piece bathroom with a walk in shower ~ The private primary oasis has high ceilings, can easily accommodate a king bed plus multiple pieces of furniture, features a walk in closet, spa like ensuite and has tons of natural light from large windows plus garden doors with access to the rear patio ~ Conveniently located main floor laundry in it's own room with a sink and shelving, and is next to a garden door with access to south facing patio ~ In-floor heat throughout the main floor ~ The upper level has a large landing that opens to 2 generous sized bedrooms (one with a walk in closet) and a 4 piece bathroom featuring a jetted corner tub ~ Attached garage/shop has wood stove, built in shelving, high ceilings, man door to the



backyard/garden, storage mezzanine, and tons of parking for all your vehicles and toys ~ Attached carport next to the shop ~ The property features plenty of mature trees, a fenced garden bed with in ground sprinklers, two fire pit areas, a shed with power ~ New boiler (end of 2024), LED lighting throughout, septic tank cleaned out in 2024, plus 100 AMP service to the house, and 200 AMP service to the shop ~ Located in Morning Meadows, just minutes to Morningside, Ponoka and Lacombe with easy access to Highway 2, and minutes to Wolf Creek golf course ~ Pride of ownership is evident in this well cared for home!

Built in 2012

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2195529                         |
| Price          | \$539,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,858                            |
| Acres          | 6.10                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1 Centre Street     |
| Subdivision | Morning Meadows     |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T4J 1R3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Laundry, RV/Boat Storage  |
| Utilities      | Electricity Connected, Propane  |
| Parking Spaces | 10  |
| Parking        | Oversized, RV Access/Parking, 220 Volt Wiring, Additional Parking, Attached Carport, Concrete Driveway, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 4   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters, Vinyl Windows, Jetted Tub, Master Downstairs, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks, Window Coverings   |
| Heating           | Baseboard, Boiler, Electric, Propane   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Living Room, Electric, Other   |
| Basement          | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard, Storage, Garden, Private Entrance |
| Lot Description   | Landscaped, Front Yard, Garden, Lawn, Many Trees          |
| Roof              | Metal   |
| Construction      | Vinyl Siding  |
| Foundation        | Slab  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 64                  |
| Zoning         | CR                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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