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21, 420068 Highway 771 , Rural Ponoka County, Alberta - \$895,000



Main Photo

Property Description

FULLY DEVELOPED WALKOUT BUNGALOW ON 6.67 ACRES IN POULSEN'S ESTATES ~ VIEWS OF GULL LAKE ~ SET UP FOR HORSES ~ HEATED TRIPLE ATTACHED GARAGE ~ Hardie Board exterior and an expansive covered front veranda create eye catching curb appeal to this upgraded home ~ The welcoming foyer has tile floors, a large closet, and room for a bench and table ~ Open concept main floor layout is complemented by an abundance of windows that fill the space with natural light and offer beautiful views of the rolling hills and Gull Lake ~ The kitchen comes well equipped with an abundance of custom cabinetry, ample stone countertops including a massive island with an eating bar and second sink, full tile backsplash and a brick feature wall ~ Easily host large gatherings in the spacious dining room with garden door access to the partially covered wrap around deck with a BBQ gas line, composite deck boards, and aluminum railings ~ The living room features cathedral vaulted ceilings and a cozy fireplace with a raised hearth, mantle and floor to ceiling stacked stone surround ~ The primary bedroom oasis can easily accommodate a king size bed plus multiple pieces of furniture, has French doors to the deck, a generous



[Sean Gillis](#)

RE/MAX Grande Prairie

sean@seangillis.ca

P:

M: 780.897.3520

size walk in closet with floor to ceiling organizers, and a spa like ensuite featuring an extra deep air tub with a view, walk in tile shower, and dual sinks ~ Second main floor bedroom located just off the front entry and has a large window overlooking the front veranda ~ Convenient main floor laundry room has an abundance of built in cabinets with plenty of counter space ~ 2 piece bathroom is located next to the mud room with built in cabinets, a coat closet and access to the attached garage ~ Lighted stairs lead to the fully finished walkout basement with high ceilings and operational in floor heat ~ Massive family room has space for a sitting area, games area, home gym and more, with tons of floor to ceiling windows and garden door access to the partially covered lower patio, hot tub and backyard ~ 2 large bedrooms are perfect for teens or guests with plenty of space for a king size bed and furniture ~ 5 piece bathroom has an oversized vanity with dual sinks and extra storage cabinets, and a separate tub/shower and toilet ~ Large utility room, and flex room offer tons of storage space ~ 28/26' L x 42' W attached garage is insulated, heated, finished with OSB, has three overhead doors and two man doors ~ Other great features include; Water softener, central vacuum ~ Outside there is plenty of space with 6.67 acres of land, beautiful views plus a fully fenced pasture with a barn - perfect for horses ~ Minutes to Parkland Beach with public beach access, boat launch, golf course and more, easy access to Rimbey and Bentley.

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Mobile: 780.897.3520

Email: sean@seangillis.ca

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[Sean Gillis](#)
RE/MAX Grande Prairie
sean@seangillis.ca
P:
M: 780.897.3520