



42 Sunnyside Road , Rural Ponoka County, Alberta - \$687,500



Main Photo

Property Description

Tucked away on a beautifully treed lot, this striking A-frame window-front home offers the perfect blend of rustic charm and modern comfort. A long, private driveway leads to your serene escape, surrounded by mature trees and backing directly onto forest — creating the feeling of having your own private sanctuary. Step outside and enjoy magical outdoor living at its finest: a large screened-in patio, expansive front deck, private sunken hot tub area, fully fenced mini garden with shed, and a charming fire pit area enclosed in mature trees. There's even a fenced 18' x 24' dog run with direct access from the screened-in room — perfect for pet lovers. The numerous perennials that line the perimeter enhance the natural beauty creating a vibrant and inviting landscape. The Inside the home features warm and inviting finishes throughout, including hand-scraped engineered hardwood floors and solid wood doors. The main floor hosts the primary bedroom, full bath, cozy wood stove, and stunning cedar vaulted ceilings. Upstairs, a loft-style layout offers two additional bedrooms and a second full bath. The partially finished basement



provides additional space and features a gas fireplace. All windows are updated vinyl. The oversized detached double garage is fully finished with drywall, heat, a floor drain, and central vac. Above the garage, a bright, versatile studio space is currently used as a yoga studio —with potential for future hobbies or a home office. All permits were obtained for the garage built in 2016, which is equipped with a high-efficiency Lennox gas heater. This property is a true gem — combining style, function, privacy, and connection to nature. Whether you're seeking a full-time residence or a relaxing retreat, this home checks all the boxes. The partially developed basement is roughed in for a half bath. This small community features disc golf and a 9 hole golf course. Parkland Beach offers a public beach, playground, licensed marina and boat launch. a few km's away is Jorgy's Hot Spot featuring a licensed patio and live music.

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