

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

---

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	67
Zoning	CR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.