

# \$499,000 - 19 Hilltop Crescent, Rural Ponoka County

MLS® #A2207420

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0.50 Acres

Poulsens Pasture, Rural Ponoka County, Alberta

Welcome to Poulsen's pasture in Gull Lake! Recreation or full time, this is a great place to call home. There is almost 1500 square feet of super clean living with three good sized bedrooms, large re-modeled ensuite has dual sinks, large shower and walk in closet. If you enjoy cooking and entertaining well here is a kitchen with island and loads of cupboard space. The living room overlooks a very well manicured back yard and a view of the lake. There has been many upgrades to the house and the two decks which enhance the beautiful property. The detached oversized garage is heated and ready for those seasonal toys that could be due for an oil change or whatever you wish to do. The yard is also equipped with two full trailer hook ups (power, water, sewer). Storage is no problem as there are three sheds that come with this awesome property. New water pump (Feb 2025). There is so much more to be seen.

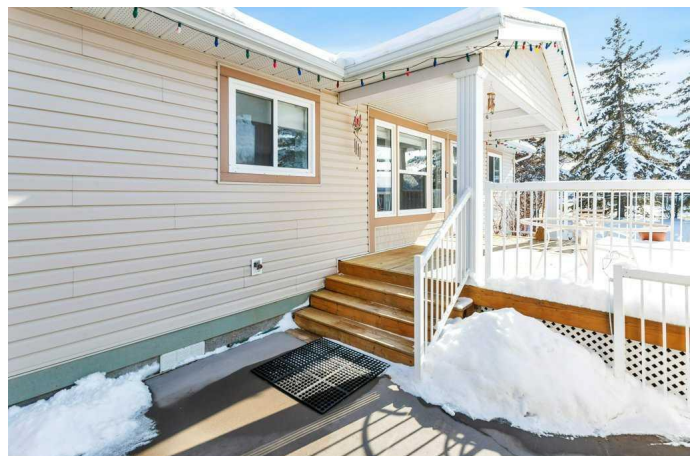
Directions: Northwest corner of Gull Lake in Poulsen's Pasture just East of Golf Course and only ten minutes from Rimbey where there is a hospital, schools, commerce, entertainment, shopping and so much more.

Built in 1999

## Essential Information

MLS® # A2207420

Price \$499,000



|                |                                      |
|----------------|--------------------------------------|
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,490                                |
| Acres          | 0.50                                 |
| Year Built     | 1999                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 19 Hilltop Crescent |
| Subdivision | Poulsens Pasture    |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C2J0              |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Fiber Optics at Lot Line, Garbage Collection, Phone Connected |
| Parking Spaces | 6                                                                                                           |
| Parking        | Double Garage Detached                                                                                      |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                |
| Heating           | Fireplace Insert, Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | None                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                        |
| Basement          | None                                                                                                                                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                              |
| Lot Description   | Back Yard, Garden, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Piling(s), Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 100              |
| Zoning         | 5                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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