

# \$749,000 - 45 Bruhn Bend, Rural Ponoka County

MLS® #A2183957

**\$749,000**

2 Bedroom, 2.00 Bathroom, 1,337 sqft  
Residential on 1.60 Acres

NONE, Rural Ponoka County, Alberta

This peaceful property is perched on a 1.6 acre parcel, backing on to 30 acres of municipal reserve land. Nestled in the new development of Westview Estates, within 2 miles of 3 boat launches, 1 mile to the beach, and 1/2 mile to the Gull Lake Golf Course! This STUNNING RANCH STYLE home is a BRAND NEW BUILD, featuring crisp white LP Smartsiding Board with gable ends. Enjoy pristine views from every angle of the wonderful wrap around patio. The oversized double attached garage gives you plenty of indoor parking, finished and including a floor drain. Once inside you will love the airy open design, with vaulted ceilings and vinyl plank flooring. Lounging in the large living room will be a delight, accented with a dormer window offering loads of natural light. The gas fireplace is surrounded with stonework and adds a cozy comfort to the space. The kitchen is modern and marvelous with two tone maple cabinetry, exquisite quartz countertops, stainless steel appliances, and a large island for additional seating. Dine inside or step thru the sliding glass doors to enjoy the expansive deck and peaceful setting. After a long day, escape to the spacious primary suite, also accessible from the rear deck. The spa-like 4-piece ensuite features a soaker tub and gorgeous glass and tiled shower. The walk-in closet is worth writing home about! An additional generous bedroom is perfect for family or a home office. The 4-piece bathroom and laundry are an added bonus to this main



level. The walkout basement is a blank slate, awaiting your finishing touches. Bathroom is roughed in and sump pump in place. Ideally located with garbage pick up and on the bus route. Road is county maintained and plowed, it is earmarked to be paved in the near future. Quick and easy access to Rimbey (10 min), Bentley (15 min), Ponoka (20 min), Lacombe (20 min), Sylvan Lake (25 min), Red Deer (30 min), Edmonton (1 hour) and Calgary (2 hours). Imagine wandering the wonderful public pathways thru the reserve, sledding out of your backyard, or riding your bike to beach. The possibilities are endless and exciting. Don't pass up this opportunity for an acreage lifestyle!

Built in 2024

### Essential Information

MLS® #	A2183957
Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,337
Acres	1.60
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	45 Bruhn Bend
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Private Yard, Dock
Lot Description	Back Yard, Irregular Lot, Many Trees, No Neighbours Behind, Private, See Remarks, Seasonal Water, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	December 18th, 2024
Days on Market	85
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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