

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

MLS® #A2250988

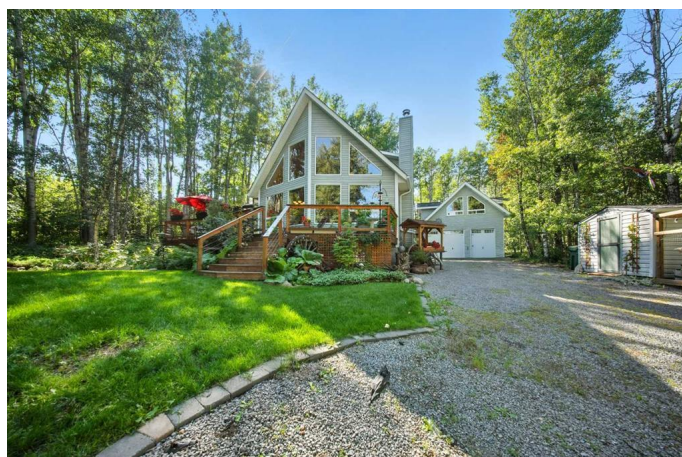
**\$687,500**

3 Bedroom, 2.00 Bathroom, 1,374 sqft

Residential on 0.46 Acres

Sunnyside, Rural Ponoka County, Alberta

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 â€” 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. Thereâ€™s even a fenced 18â€™ x 24â€™ dog run with direct access from the screened-in room â€” 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 â€” with potential for future hobbies, a home office, or guest suite.



All permits were obtained for the garage, which is equipped with a high-efficiency Lennox gas heater. This property is a true gem â€” combining style, function, privacy, and connection to nature. Whether youâ€™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.

Built in 2005

**Essential Information**

MLS® #	A2250988
Price	\$687,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.46
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	A-Frame
Status	Active

**Community Information**

Address	42 Sunnyside Road
Subdivision	Sunnyside
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Dog Run
Lot Description	Dog Run Fenced In, Gentle Sloping, Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	August 23rd, 2025
Zoning	5

## Listing Details

Listing Office	CIR Realty
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