



**GRASSROOTS**  
REALTY GROUP

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**3859 51 Ave Close  
Ponoka, Alberta**

**MLS # A2221152**



**\$374,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, No Smoking Home		

**Inclusions:** All blinds and window coverings, 2 garage door openers

Welcome to this charming 4-bedroom, 3-bath family home, ideally located across from a picturesque park in a desirable neighborhood. With 2,114 square feet of finished living space, this classic home offers solid bones and endless potential. The two recently renovated bathrooms feature modern fixtures and stylish finishes. New shingles ensure low maintenance for years to come. While the rest of the home is full of charm and character, ready for you to make it yours. The main floor includes a spacious living area for family gatherings and a functional kitchen and dining area perfect for entertaining. Four generously sized bedrooms provide ample space for family, guests, or a home office. The full basement is ready to be finished to your desires as a rec room, gym, or additional living space. Outside, the fenced yard includes a dedicated garden spot, ideal for growing your own vegetables or flowers. The double attached garage offers convenient parking and storage. Steps from a park, and in a quiet close, this home would be a great choice for a growing family. Don't miss this opportunity to transform a well-built home in a prime location into your dream space!