



GRASSROOTS
REALTY GROUP

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4013 45 street
Ponoka, Alberta

MLS # A2225181



\$389,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rolling Slope		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Post & Beam, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: WINDOW COVERINGS

A walkout basement with huge windows across from a park in a quiet neighbourhood. Welcome to your new home, an attached double car garage make parking and bringing in the groceries a breeze. A large entry with coat closet make tucking away all the coats possible. The kitchen is bright and airy with a kitchen island lots of room for a kitchen table and the combined living space makes visiting with company or keeping an eye on the littles stress free. Three large bedrooms on the main floor tastefully decorated and a bathroom updated and ready. The basement is a definite living space!! An entrance makes this an easy path to the covered front porch or across the street to the green space. A large laundry room and bathroom are combined. The family room on this level is flooded with light and a gas fireplace make it cozy on the cold days.