



GRASSROOTS
REALTY GROUP

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4005 39A AvenueClose
Ponoka, Alberta

MLS # A2236479



\$398,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Window coverings

Find a beautifully renovated home in a quiet mature Riverside Cul de sac and enjoy its wide open modern concept. A large clean bright kitchen with loads of cabinet space, an island with seating for the family, new appliances and a beautiful wood burning fireplace make this space somewhere you don't want to leave. The upstairs features a large primary bedroom with a 2 piece ensuite just renovated, 2 more bedrooms, and a 4 piece bathroom. The entire main floor has been freshly painted as well as custom window coverings installed. Downstairs offers loads of space for living, gym, workshop, etc. With another extra large bedroom, a space currently being used as a home gym, a stunning 3 piece bathroom, laundry/maintenance and a large rec room. Modern large windows that have been replaced, barn wood walls, and a live edge bar are some warm and charming features thru out this bright basement. The 24x24 heated attached garage, newly fenced yard, RV parking, newly sealed rubber driveway, new eaves and downspouts, a new constructed lower deck and beautiful views are just a few of the features. This home is move in ready, no work needed and is a must see!