



GRASSROOTS
REALTY GROUP

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**3902 45 Street
Ponoka, Alberta**

MLS # A2236523



\$305,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: n/a

Welcome to this spacious 5-bedroom bungalow located on a large corner lot in Ponoka, offering a perfect blend of comfort, potential, and privacy. With 1,087 square feet of living space and a massive 10,864 square foot lot, this home is brimming with possibilities. Whether you're looking for room to grow your family or create the garden of your dreams, the potential here is limitless. The home's well-designed layout features 5 generously sized bedrooms and 2 bathrooms, ideal for a growing family or anyone in need of extra space. The double garage offers ample storage and room for your vehicles, while the back alley access provides added convenience and privacy. Recent updates, including a leaf filter system, make this home a low-maintenance option, allowing you to focus on transforming the large backyard into your own oasis or pursuing future development possibilities on the expansive lot. With walking paths just a short stroll away and ample space to spread out, this home offers more than just a place to live—it offers a chance to make your vision a reality. Whether you're a first-time homebuyer or a seasoned investor, this property is an exciting opportunity to unlock the full potential of Ponoka living.