



GRASSROOTS
REALTY GROUP

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4018 39A AvenueClose
Ponoka, Alberta

MLS # A2242454



\$353,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Shed, Gas Lawn Mower "as is", 2 garage door remotes

This 1206 sq ft bungalow offers comfort, space, and updates—perfect for a growing family. Main floor features 3 bedrooms, 4 pce bath with jet tub, 2 pce ensuite, along with a bright and spacious living area ideal for everyday living and entertaining. The fully developed basement includes a 4th bedroom, 3-piece bathroom (shower requires replacement), a dedicated storage room, laundry/utility area, and multiple flexible spaces that are perfect for a TV room, gaming setup, or hobby area. Step outside to a large backyard featuring a brick patio, a 24x24 heated garage (one overhead door needs replacing), a fenced-off garden spot, and plenty of room for kids or pets to play. The covered front deck and landscaped front yard add extra curb appeal and outdoor living options. Over the years, numerous upgrades have been completed, including: windows, vinyl siding with foam board insulation on the house, vinyl fencing, 100 amp electrical service, metal roof on the house (2006), shingles on the garage (2020). With its family-friendly layout, spacious yard, and quiet location, this Riverside bungalow offers an excellent opportunity for those seeking space, value, and community.