



GRASSROOTS
REALTY GROUP

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**3859 51 Ave Close
Ponoka, Alberta**

MLS # A2251400



\$349,900

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

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Wood
Features:	Beamed Ceilings, High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: All blinds and window coverings

Welcome to this inviting 4-bedroom, 3-bath family home, perfectly situated across from a beautiful park in one of the area's most desirable neighborhoods. With 2,114 sq. ft. of finished living space, this solidly built home combines classic charm with exciting potential. Two recently renovated bathrooms showcase modern updates and stylish finishes, while new shingles provide peace of mind for years ahead. The main floor features a bright, spacious living room for family gatherings, along with a functional kitchen and dining area designed for both everyday living and entertaining. Four well-sized bedrooms offer plenty of space for family, guests, or a home office. The full basement is a blank canvas, ready to be transformed into a rec room, gym, or additional living space tailored to your needs. Outdoors, you'll enjoy a fenced yard with a dedicated garden spot perfect for flowers, vegetables, or simply relaxing in your own green space. The double attached garage ensures convenient parking and storage. Located on a quiet close and just steps from the park, this home is an excellent choice for a growing family.