



GRASSROOTS
REALTY GROUP

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4806 43 Street
Ponoka, Alberta

MLS # A2251603



\$339,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	See Remarks		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, upright freezer, electric fireplace, central vac and attachments, riding lawn mower (negotiable), storage bench on deck, furnishings negotiable, storage shed

This meticulously maintained 4-bedroom Bungalow is nestled on a quiet street. Step inside to a bright and airy living room, where large, east-facing, upgraded windows flood the space with natural light. The main floor, has had all windows replaced for enhanced efficiency. There is a welcoming dining area, a well-appointed renovated kitchen, a spacious primary bedroom, a second generously sized bedroom, and a modern 4-piece bathroom. The fully finished lower level offers versatile additional living space, currently configured as an office and secondary living room. Two additional well-sized bedrooms, a full bathroom, and a convenient laundry room complete this level. The home is equipped with a brand-new boiler system and an on-demand hot water system (installed in 2025) for ultimate comfort and efficiency. Outside, the home shines with upgrades, including vinyl siding and natural gas plumbing for a barbecue. The expansive, beautifully landscaped backyard is a true highlight, offering endless potential and featuring a deck, a lower patio perfect for entertaining, and a cozy firepit area. A spacious storage shed adds convenience, while the large lot provides RV parking and ample space for additional vehicles or the potential to build a substantial garage or shop. This property has been lovingly cared for, and shows pride of long-term ownership. It is in move in ready, and could make the perfect affordable family home!