



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**50 Sunnyside Crescent
Rural Ponoka County, Alberta**

MLS # A2254787



\$439,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,080 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.47 Acre		
Lot Feat:	Lake, Open Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	10-42-1-W5
Exterior:	Vinyl Siding	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All existing appliances and window coverings (as is)

A property that truly lives up to its name - welcome to 50 Sunnyside Crescent. This 2019 build offers a warm and inviting retreat with stunning lake views and plenty of space to enjoy every season. This well-maintained 3-bedroom, 2-bath home features an open-concept living area with a cozy gas fireplace—perfect for gathering with family or friends. Step outside to the large deck, perfect for outdoor dining or enjoying relaxation in a hot tub, all with beautiful views, creating the ideal setting for relaxation. Inside, the home is filled with natural light, comfortable finishes, and practical layout choices that make everyday living easy. The kitchen offer plenty of storage and counter space, flowing effortlessly into the living area. Just down the hall you will find 3 well appointed bedrooms, 2 bathrooms and additional storage. The unfinished basement presents a great opportunity in the future.