



GRASSROOTS
REALTY GROUP

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

**4212 44 Street
Ponoka, Alberta**

MLS # A2259619



\$249,900

Division:	Riverside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	968 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks		

Heating:	Floor Furnace, Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows, Wet Bar		

Inclusions: N/A

Discover modern comfort and unbeatable convenience in this renovated half duplex! This 3-bedroom, 2-bathroom home is bright, fresh, and waiting for you. Enjoy a beautifully updated kitchen, two sparkling new bathrooms, and the feel of new flooring and carpet under your feet throughout. The lower level is perfect for hosting, featuring a walkout basement with a wet bar for game nights or family gatherings. A separate side entrance adds a layer of privacy and potential. This home has had plenty of updates including fresh paint throughout. Imagine living just steps away from parks and baseball diamonds, with a beautiful green space right across the street. This isn't just a house; it's a lifestyle. Don't miss your chance to make it yours