



**4413 43 Street
Ponoka, Alberta**

MLS # A2260326



\$329,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,049 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Private		

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

Inclusions: All blinds and window coverings

Here is a spacious 2+3 bedroom and 2-bath home, offering plenty of room for family living or investment potential. The property is set back from the street with a private front yard featuring mature shrubs, low-maintenance landscaping, and even an apple tree to enjoy. Inside, the upper level boasts a bright and generous living room anchored by a cozy corner wood-burning stove. The well-appointed kitchen offers ample cupboards and countertop space, along with an adjoining dining area. Down the hall, you'll find a 4-piece bathroom and two comfortable bedrooms, including the primary suite. The lower level expands your living options with three additional large bedrooms, a 3-piece bathroom, and a designated laundry room complete with a sink and built-in storage. Step outside to relax or entertain on the beautiful rear deck. Parking and storage are well taken care of with both an attached garage with outside access and a detached 24'x24' garage with alley access. With its private setting, generous living space, excellent storage, and versatile garage options, this property is an outstanding opportunity for first-time buyers or investors alike.