



GRASSROOTS
REALTY GROUP

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4205, 45 Street
Ponoka, Alberta

MLS # A2260937



\$164,999

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	662 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: High Efficiency

Floors: Laminate

Roof: Asphalt Shingle

Basement: Crawl Space, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Window coverings

This bungalow has been extensively renovated and is on a tree-lined street in Riverside. Upgrades include new interior paint, light fixtures, 2 new exterior doors, new hot water tank (2018), vinyl siding, new vinyl windows thru out (2024) and new shingles (2022). The new windows are large and create ambient light in every room. The kitchen is spacious and includes all appliances. There are 2 bedrooms on the main floor, providing one level living. There is also a 4 piece remodeled bathroom that includes a new vanity and toilet. The large back entry with laundry located here keep everything easy and tidy. The west facing deck are private and made for sun bathing. The mature landscaping make it all very private. A back alley would make a perfect entrance for the garage you are dreaming of. Located close to parks, walking paths and the river. Are you an INVESTOR or want to get into the rental game, this home was recently rented for \$1400.00 excluding utilities