



GRASSROOTS
REALTY GROUP

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4211 45 Street
Ponoka, Alberta

MLS # A2261857



\$259,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Post & Beam	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: shed

Extensively updated bungalow perfect for a small family or starter home! 2 bed, 2 bath, open concept. and main floor laundry. also a large storage room downstairs, 20x20 garage, large fenced yard, and a massive covered deck for additional living space. Renovations in 2024 include new appliances, flooring, paint, baseboards, exterior door, light fixtures, 3 piece ensuite, deck cover, back porch, walkways, fence, HWT, shed, 2 sump pumps, electric panel, insulation, vapor barrier, regraded back yard and more!