



**GRASSROOTS**  
REALTY GROUP

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**3901 49 Ave  
Ponoka, Alberta**

**MLS # A2268854**



**\$679,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, garage door opener and 2 controls, garage door opener for additional garage, storage shed, 2 garden boxes in back yard

This stunning, like new bungalow offers 4 bedrooms and 3 baths, showcasing exceptional care and pride of ownership throughout. The huge added bonus to this property is the additional 20' x 40' fully finished detached garage/ shop with 16' walls and a 14' overhead door that is perfect for parking, or storage for RV's, business trailers or vehicles. Would also be a great shop for a hobbyist. This type of property is a rare find in town! As you enter the home, you're welcomed by a cozy living room filled with natural light that creates a warm and inviting atmosphere. The main floor laundry room adds everyday convenience, while the kitchen features rich dark cabinetry, bar seating at the counter, and an adjoining dining area perfect for family meals or entertaining. Step out onto the deck just off the kitchen for the ideal spot for your BBQ and bistro set to enjoy the warmer days. The main level also includes a full bathroom, a comfortable bedroom, and a spacious primary suite complete with a walk-in closet and luxury ensuite. Downstairs, the lower level offers plenty of additional living space, including a rec room/ family room, two generously sized bedrooms, a full bathroom with a spa like shower, a large storage room, and a utility area. Recent upgrades include a new washer and dryer (2024), a new stove (2022), new shingles and eavestroughing (2022) quick curb landscaping, and convenient keypads on all exterior doors. With thoughtful updates, functional spaces, a great location, and both attached and detached garage options, this home offers a turn key opportunity. All you have to do is move in!