



**4026 40 Street Close  
Ponoka, Alberta**

**MLS # A2270026**



**\$477,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<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, storage shed, central vac and attachments, some furnishings negotiable

Welcome to this beautiful 5-bedroom, 3-bathroom home located in a quiet close, offering the perfect combination of comfort, functionality, and space for the whole family. As you step inside, you're greeted by an inviting foyer with a split-level design leading either upstairs or down. The upper level features a bright and spacious kitchen with rich dark cabinetry, stainless steel appliances, and plenty of cupboard and counter space. An island with bar seating and a dining area nearby create the ideal setup for family meals or entertaining guests. The adjoining living room offers a warm and welcoming space to relax and unwind. Down the hall, you'll find a 4-piece bathroom, two well-sized bedrooms, and the primary bedroom complete with a private 3-piece ensuite. The lower level offers even more living space with two additional bedrooms, another full 4-piece bathroom, and a large recreation room—perfect for family gatherings, movie nights, or a play area. A generous laundry room with ample cabinetry and a convenient sink adds extra practicality to this level. Outside, the expansive, fully fenced backyard is ideal for kids, pets, or outdoor entertaining. Enjoy the covered deck or make use of the handy storage shed for all your garden tools and equipment. The attached 21' x 23.6' garage provides secure parking and additional storage space. This home has everything you need and more, all in a peaceful and family-friendly location. A must-see for those seeking space, comfort, and quiet living!