4006 50 Avenue
Ponoka, Alberta

MLS # A2277656

$289,900

Division:	Riverside
Type:	Residential/House
Style:	Bungalow

Size:	842 sq.ft.	**Age:**	1964 (62 yrs old)
Beds:	4	**Baths:**	2

Garage:	Single Garage Detached
Lot Size:	0.15 Acre
Lot Feat:	See Remarks

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R2
Foundation:	Block	**Utilities:**	-
Features:	See Remarks		

Inclusions:	Garage door opener and 1 control

Welcome to this well-cared-for 2+2 bedroom, 2-bathroom bungalow, ideally located close to walking trails and in a quiet residential area. Here is a fantastic opportunity for first-time home buyers or investors. From the moment you step inside, you’ll appreciate the bright and inviting floorplan. The main level features a lovely, light-filled kitchen and dining area with newer flooring. It is perfect for everyday living and casual entertaining. The comfortable living room provides a welcoming space to relax and unwind. Also on the main floor is a spacious primary bedroom, an additional bedroom, and a full 4-piece bathroom, creating a practical and functional layout. The lower level expands your living space with a large family room, ideal for movie nights, hobbies, or a kids’ play area. You’ll also find two additional bedrooms, a 3-piece bathroom, and a dedicated laundry room. The hot water tank has recently been replaced, and there is also a newer furnace. Outside, the partially fenced backyard provides room to enjoy outdoor living, gardening, or play, while the detached garage adds convenience and extra storage. This charming bungalow has been well maintained and offers comfortable living with plenty of space both inside and out.