



**4011 40 Avenue
Ponoka, Alberta**

MLS # A2287622



\$439,900

Division:	Riverside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,921 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, garage door opener and 1 control, central air conditioner with 3 tonne condenser and heat pump, hot tub,

Be sure to explore this beautifully maintained and thoughtfully updated family home, ideally situated on a spacious lot. Offering a functional layout and extensive upgrades, this property perfectly balances comfort and practicality. The main level welcomes you with a bright, inviting living room that flows seamlessly into the dining area and well-appointed kitchen. It is an ideal setup for both everyday family living and effortless entertaining. Warm and functional, the kitchen provides ample space to gather, cook, and connect. Upstairs, you'll find two generously sized bedrooms, a full bathroom, plus a spacious primary retreat featuring a walk-in closet and private ensuite. The lower level adds exceptional versatility with a convenient mudroom area, a comfortable family room, a 3-piece bathroom, and a sun-filled office/sunroom that can easily serve as a hobby space, playroom, or home workspace. Downstairs offers a dedicated laundry area, abundant storage, and additional rooms that can be tailored to your needs—whether as bedrooms, flex spaces, or home gym. An oversized attached double garage completes the property, providing ample room for vehicles, storage, and workspace. Thoughtfully updated with newer flooring, fresh paint, and central air conditioning. The furnace has also been replaced. This is a gorgeous family home that you won't want to miss.