



**3807 50 Avenue
Ponoka, Alberta**

MLS # A2287690



\$419,000

Division:	Riverside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,194 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: 2 sets of Appliances

Revenue Opportunity in Riverside, Ponoka! Located in the desirable Riverside community of Ponoka, this well-maintained duplex offers excellent flexibility and income potential with a fully developed walk-out basement featuring a separate suite. The main level showcases 3 generously sized bedrooms and 2 bathrooms, with a bright, functional layout designed for comfortable family living. The large bedrooms easily accommodate full furniture sets and provide plenty of space for growing families. The walk-out basement features a fully separate 2-bedroom suite with its own private entrance. Downstairs also offers spacious bedrooms, a full bathroom, and an inviting living area — perfect for tenants or extended family. Additional highlights: Large bedrooms on both levels 3 total bathrooms Separate walk-out basement suite Double detached garage Desirable Riverside location. Whether you're looking to invest or offset your mortgage with rental income, this property offers outstanding versatility in a sought-after neighbourhood. Don't miss this opportunity!