



**3905 43 Street
Ponoka, Alberta**

MLS # A2292707



\$338,500

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Fridges, 2 stoves, all blinds and window coverings, garage door opener, garage key pad, central vac and existing attachments

This well-maintained fully developed bungalow offers excellent space for a growing family and is ideally situated on a spacious lot. Featuring 5 bedrooms and 3 bathrooms, this home provides a functional layout with generous living space on both levels. The main floor welcomes you with a bright and spacious living room that flows nicely into the kitchen and dining area. The kitchen offers ample cabinetry and workspace, while the adjoining dining room provides plenty of room for family meals and gatherings. Updates over the years include a newer stove installed in 2019 and updated flooring in the kitchen and upstairs bathroom completed in 2022. The main level also features a primary bedroom with its own convenient ensuite, along with two additional bedrooms and a full 4-piece bathroom. The toilets in the home were replaced in 2020, adding to the ongoing care and maintenance of the property. Downstairs, the fully finished basement significantly expands the living space with two additional bedrooms and another 4-piece bathroom. A convenient kitchenette adds versatility, while the large family room and flex area provide plenty of space for recreation, hobbies, or additional living areas. The laundry room is also located on this level, and the basement flooring was updated in 2015. This home has seen several extensive updates over the years, including the replacement of shingles in 2013, a new garage door installed. Outside, the property features a large backyard that is partially fenced, offering plenty of room for outdoor activities, gardening, or relaxing. A detached double garage at the rear of the home provides excellent parking and storage. There is also a concrete parking pad that is perfect for an RV. This well-cared-for home is a fantastic opportunity for families looking for a move-in-ready property in a great location.