



**3641 44 Street  
Ponoka, Alberta**

**MLS # A2295348**



**\$399,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully updated 1974 bungalow, perfectly situated on a spacious  $\frac{1}{4}$  acre lot right in town! Offering 4 bedrooms and 2 full bathrooms, this home has been thoughtfully renovated throughout and is truly move-in ready. Step inside to find a bright, inviting interior featuring modern updates, new appliances, and meticulous care at every turn. The layout is both functional and comfortable, ideal for families or those who love to entertain. Outside, you'll appreciate the fully fenced yard—perfect for kids, pets, or simply enjoying your own private outdoor space. The oversized heated detached double garage is a standout feature, providing ample room for vehicles, storage, or a workshop. This home has been immaculately maintained, and pride of ownership is evident from top to bottom. A rare opportunity to own a beautifully upgraded property on a large lot in a convenient in-town location!