



**4811 46 Street
Ponoka, Alberta**

MLS # A2296995



\$339,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	865 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	See Remarks		

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

Inclusions: All blinds and window coverings, storage shed

This well-maintained home offers a functional layout, thoughtful updates, and plenty of space for comfortable family living. The main floor welcomes you with a bright and inviting living room, creating the perfect setting to relax or entertain. The kitchen was beautifully updated in 2014 with quality new cabinetry from local Cabinet maker. There is ample workspace and storage, that flows seamlessly into a designated dining area ideal for everyday meals and gatherings. Additional updates on the main level include newer flooring, and updated interior doors (2019), enhancing both style and functionality. The main level is complete with a spacious primary bedroom, an additional bedroom, and a full bathroom, providing convenience and practicality. Downstairs, the partially finished basement has seen extensive renovations from 2020 to present, offering excellent flexibility with two additional bedrooms, a bathroom updated in 2020, a large family room, and a versatile flex space that can be tailored to suit your needs whether as a home office, gym, or hobby room. An unfinished storage area adds even more functionality, while the laundry room completes the lower level. Outside, you’ll find an oversized detached garage that has been insulated, sheeted, and has power, with an updated garage door. The backyard is sprawling and fully fenced, making it ideal for families, pets, or outdoor entertaining. A rear deck overlooks the expansive yard, complemented by a retaining wall added in 2022, creating a great outdoor space to relax and enjoy. Additional exterior upgrades include shingles and garage siding completed in 2022. This is a fantastic opportunity to own a home with meaningful upgrades, great space, and flexibility.