



**4018 40 StreetClose  
Ponoka, Alberta**

**MLS # A2297585**



**\$479,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** SHED, BLINDS, WASHER/DRYER PEDESTOLS

This well-maintained home in Ponoka's Riverside area sits on a quiet cul de sac. It features quality craftsmanship, a spacious tiled entry, and inviting arches leading to the open-concept kitchen, dining, and living areas. The kitchen offers plenty of cabinets, granite countertops, and a corner pantry—ideal for entertaining. Upstairs includes a primary bedroom with walk-in closet and ensuite, two additional bedrooms, and a four-piece bathroom. The finished basement has a family room with gas fireplace, two more bedrooms, another full bath, laundry, and in-floor heat. Additional highlights are underground sprinklers, gas BBQ hookup, landscaped yard with mature trees, and a fireplace—perfect for summer evenings. This home is ready for its next family.