



**3905 45A Street
Ponoka, Alberta**

MLS # A2298000



\$269,900

Division:	Riverside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,088 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

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

Inclusions: All blinds, 2 garage door openers and 2 controls, gazebo

This charming and well-located home, located on a quiet street is perfect for those seeking comfort, convenience, and a peaceful setting. Step inside to a spacious and inviting main-floor living room, offering a warm atmosphere for both everyday living and entertaining. Just off the living area, the generously sized primary bedroom provides comfort and easy accessibility. The kitchen is neat, functional, and ready for new owners to enjoy, with a convenient rear porch just off the space ideal for additional storage or a seamless transition to the backyard. The main floor is complete with a full 4-piece bathroom, and has been refreshed with all new flooring, updated lighting, and upgraded plumbing lines replaced with PEX for added peace of mind. Upstairs, you'll find a large bedroom that serves as a private retreat, along with a versatile adjoining room that can function as a small bedroom, home office, or extra storage space also featuring new flooring to match the updated feel of the home. The lower level offers excellent potential to expand your living space and further develop with a designated laundry area, a 3-piece bathroom already in place, and a new sump pump installed. Outside, the fully fenced backyard provides a great space for pets, family, or outdoor enjoyment, complete with durable vinyl fencing along the rear. A double heated garage adds valuable parking and storage options. This property offers outstanding flexibility and value whether you're looking to downsize into a manageable home or add a solid property to your investment portfolio.