

# \$389,000 - 4013 45 Street, Ponoka

MLS® #A2225181

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.14 Acres

Riverside, Ponoka, Alberta

A walkout basement with huge windows across from a park in a quiet neighbourhood. Welcome to your new home, an attached double car garage make parking and bringing in the groceries a breeze. A large entry with coat closet make tucking away all the coats possible. The kitchen is bright and airy with a kitchen island lots of room for a kitchen table and the combined living space makes visiting with company or keeping an eye on the littles stress free. Three large bedrooms on the main floor tastefully decorated and a bathroom updated and ready. The basement is a definite living space!! An entrance makes this an easy path to the covered front porch or across the street to the green space. A large laundry room and bathroom are combined. The family room on this level is flooded with light and a gas fireplace make it cozy on the cold days.

Built in 1985

## Essential Information

MLS® #	A2225181
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.14
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4013 45 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1B7

### **Amenities**

Parking Spaces	7
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	47
Zoning	R2

### **Listing Details**

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