



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**4904 43 Street  
Ponoka, Alberta**

**MLS # A2293739**



**\$444,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	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>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, garage door opener and 2 controls, 2 storage sheds, some furnishings negotiable, electric fireplace, dog house / kennel

Welcome to this beautifully updated, move-in-ready home ideally located on a spacious oversized lot in a desirable area of town. Offering 3+1 bedrooms and 3 bathrooms, this well cared for, bi-level with walkout basement provides comfortable living, functional space, and an impressive list of recent upgrades. The main floor welcomes you with a warm and inviting living room featuring an electric fireplace, creating a cozy atmosphere for everyday living and entertaining. Patio doors provide direct access to the deck, complete with glass railing (2016), offering a great spot to relax while enjoying views of the yard. The fully updated kitchen features refinished cabinetry, a stylish backsplash, a large stainless steel sink, and quality appliances including a fridge, built-in oven, and radiant cooktop (2015). A separate dining area provides plenty of room for family meals and gatherings. Down the hall, you’ll find a beautifully renovated main bathroom with custom tile work (2019), along with three bedrooms including the spacious primary retreat, which features a fully renovated private ensuite completed in 2024. The fully developed walkout basement adds exceptional flexibility with a large family room, spacious recreation area, fourth bedroom, and a renovated 3-piece bathroom with custom shower (2019). This level also includes a dedicated laundry room with washer and dryer (2014) and a utility room. The furnace has been well maintained, with major components including the blower motor, motherboard, and ignition replaced over time. All plumbing lines were upgraded to PEX in 2025 for added peace of mind. Outside, the beautifully landscaped backyard offers a private and peaceful setting, fully fenced and surrounded by mature trees. Enjoy the large firepit area, established perennial beds, and plenty of space for entertaining or relaxing outdoors. The front yard was

newly landscaped in 2024, and all trees have been professionally trimmed in both the front and back yards. Additional exterior updates include new eavestroughs and professional exterior painting completed in 2024, along with asphalt shingles replaced in 2016. Inside, all baseboards and interior doors were replaced in 2024, adding a fresh and modern feel throughout the home. An attached garage provides secure parking and additional storage space. There is also a parking pad adjacent to the house for additional vehicle parking or an RV. This exceptional property offers a wonderful opportunity to own a beautifully maintained home on a large lot in a great neighborhood, and close to the walking trails!