



**4815 42 Street
Ponoka, Alberta**

MLS # A2305008



\$499,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

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

Inclusions: Garage door opener, central vac (as is), new storage shed

Here is a unique property, perfectly situated on a massive 1 acre lot in a quiet neighbourhood. Well maintained over the years, this 1657 sq. ft Rancher style Bungalow offers an exceptional opportunity for new owners to enjoy its charm, space, and updates. Step inside to a welcoming entryway complete with closet space to keep everything organized. Freshly painted throughout the main floor, the home immediately feels bright and refreshed. The sprawling living room is tucked at the rear of the home, creating a peaceful retreat highlighted by a cozy corner wood-stove and expansive windows that flood the space with natural light. You will love the picturesque views of the private, tree-lined backyard. The kitchen is both functional and inviting, featuring updated flooring, ample cabinetry, and generous counter space, all seamlessly connected to the dining area. New flooring also extends through the entryway and main bathroom. The main floor offers a huge primary bedroom complete with a walk-in closet and convenient ensuite. Two additional generously sized bedrooms and a full bathroom featuring a large tub ideal for relaxing, complete this level. Downstairs, the basement is full of potential, offering plenty of room to expand your living space with options for a large family room, additional bedrooms, or whatever suits your needs. This level currently includes a 3-piece bathroom (recently updated), along with a designated laundry area. Additional upgrades over the past five years include a new furnace, hot water tank, toilets, and updated basement bathroom, while ducts and the furnace have also been professionally cleaned for added peace of mind. Outside, the property truly shines. The oversized lot provides both front and backyard space that has been recently landscaped, with grading and new grass ready to flourish this spring. A new shed adds extra storage, while

major exterior improvements include newer shingles (within the last five years), several new windows, a new back door and patio doors, and updated eavestroughing and fascia. Car enthusiasts, hobbyists, or those simply needing extra space will appreciate the impressive new (2025) heated garage/shop measuring 38' x 29', along with a huge concrete pad offering even more functionality. This property combines SPACE, character, and key upgrades in a sought-after location. This would be an incredible place to call home.