



**4813 39 Street
Ponoka, Alberta**

MLS # A2306045



\$529,900

Division:	Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, central air conditioning unit, garage door opener and 2 controls, 3 sheds, playhouse, central vac and attachments

Here is the dream home you have been waiting for! This exceptional, like-new two-storey offers 4 spacious bedrooms and 4 bathrooms, thoughtfully designed for growing families or those who enjoy entertaining. Situated in a sought-after newer subdivision, this home blends modern style with high-end upgrades throughout. The open-concept main floor showcases a bright and inviting layout, seamlessly connecting the gourmet kitchen, dining area, and comfortable living room enhanced by central vacuum and custom blinds for added convenience and style. Enjoy year-round comfort with central air conditioning and in-floor heating in the fully developed basement, completed in 2020, which provides additional space for relaxation or recreation. Upstairs, the generous primary suite features a luxurious ensuite, while the additional bedrooms offer versatility for family, guests, or a home office. This property is loaded with premium features, including a heated garage, a security system with doorbell cameras, and 3M control film installed last spring on the stairway-top windows for added privacy and efficiency (backed by a 10-year warranty). Recent updates include new shingles in 2022, along with refreshed eaves, fascia, and pillar coverings, contributing to easy, low-maintenance living. Step outside to a back deck overlooking the fully landscaped and fenced yard perfect for enjoying outdoor living. Located among newer executive homes and close to parks, this completely turn-key property offers an outstanding blend of comfort, style, and convenience.