



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3608 46 Street  
Ponoka, Alberta**

**MLS # A2316785**



**\$209,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Other

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Other, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** hot tub sold "as is"

This charming 732 sq. ft. bungalow offers 2 bedrooms and 1 bathroom and has seen numerous updates over the years, including newer flooring, paint, a newer hot water tank, and a renovated bathroom. The partial basement provides additional storage space with built-in cabinets. The home features 100-amp electrical service with a new mast to the garage. In 2025 the roof on the house was re-sheeted and both the house and garage re-shingled. The furnace has been well maintained and recently serviced. The heated 14' x 32' garage offers plenty of room for vehicles, projects, hobbies, or a workshop. Enjoy the back yard from the covered deck or concrete patio. Located across from the golf course and backing onto a green space along the Battle River, with easy access to Ponoka's walking trails and natural surroundings. A great opportunity for first-time buyers, downsizers, or anyone looking for an affordable home in a desirable location!