



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4520 36 Avenue
Ponoka, Alberta

MLS # A2321862



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,317 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam, Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Hot tub is negotiable

Welcome to this charming and beautifully updated 4-bedroom, 2-bathroom home located on a quiet, secluded street lined with mature trees and no direct neighbors across the road, offering added privacy and a peaceful setting. Originally built in 1959, this home showcases lovely character throughout while benefiting from numerous renovations and modern updates. The spacious interior features a bright and functional layout, including a comfortable living area, a well-appointed kitchen, and a fully finished basement with fresh paint, a great laundry space, and plenty of storage. The home is equipped with air conditioning to keep you comfortable during those warm Alberta summer days. The bathrooms include a large soaker tub, perfect for relaxing at the end of the day. Step outside to enjoy the beautifully landscaped and fully fenced backyard, complete with a greenhouse and a brand new deck—ideal for soaking up the sun or entertaining guests. A new hot tub is also in place and negotiable. This property offers the perfect blend of character, updates, and a private setting—ready for you to move in and enjoy.