



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4809 42 Street
Ponoka, Alberta

MLS # A2322684



\$459,990

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Many Trees, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Shed

Welcome to a rare opportunity to enjoy country-sized living with the convenience of town amenities. Held within the same family for over 70 years, this beautifully treed 1-acre property in the heart of Ponoka offers space, privacy, and a setting that is rarely found within town limits. This extensively updated bungalow features 5 bedrooms, 2 full bathrooms, and room for the whole family. A major renovation completed in 2020 brought meaningful updates throughout the home, including a new roof, new siding, vinyl windows, vinyl plank flooring, an updated kitchen, new appliances, and refreshed bathrooms. These improvements provide peace of mind while creating a home that feels bright, functional, and move-in ready. The kitchen offers abundant cabinetry and flows comfortably into the dining area and spacious living room, making everyday living and entertaining easy. The main floor features three generous bedrooms and a beautifully updated 4-piece bathroom, while the fully developed basement provides two additional bedrooms, a 3-piece bathroom, a large family room, and a dedicated laundry area. This layout offers excellent flexibility for growing families, guests, hobbies, or a home office. Outside is where this property truly shines. The expansive 1-acre lot offers mature trees, privacy, room for RV parking, recreational vehicles, gardens, kids, pets, and future plans. Zoned R2, the property also provides the option to accommodate a large shop if desired, adding even more value and versatility to this rare in-town parcel. The existing garage has a cement floor, 220 power making it well suited for storage and projects. There is a gas line run to it if adding heat is desired. Enjoy summer evenings on the large, maintenance-friendly deck overlooking your own private retreat. Whether you are searching for extra space, a place to raise a family, or the freedom that comes with acreage-style

living, this property delivers the best of both worlds.