



GRASSROOTS
REALTY GROUP

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**3908 49 Avenue
Ponoka, Alberta**

MLS # A2331121



\$529,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	NA
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This well built one owner home with construction completed in 2013 is a true forever home. Welcome to this modern, well-maintained, 1212 sq ft, 3 bedroom, 3 bathroom home set on a generous sized lot in the highly desirable sub- division of Chicken Hill Estates. Step inside and you’re greeted with a bright, wide open living space where large windows flood the space with natural light. The open-concept layout seamlessly connects the kitchen ,dining and living areas making it effortless to host family and friends. The bright kitchen features granite countertops, stainless steel appliances, generous cabinetry,a walk-in pantry, and a large peninsula/eating bar. Step out from the dining area onto your private deck that offers a gas hook-up for a BBQ. The main level features 2 bedrooms and 2 bathrooms, with the primary suite having a walk-in closet and 4 piece ensuite with free standing soaker tub and tiled shower. The fully finished basement with in floor heating ensuring year-round comfort, features a full bathroom, a laundry/utility room with cabinets, a bedroom, and a carpeted family room. The yard is fully vinyl fenced with mature landscaping of trees, shrubs and perennials and includes two above ground garden boxes. A double attached garage completes this home.