



GRASSROOTS
REALTY GROUP

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**3908 39 Street Close
Ponoka, Alberta**

MLS # A2331663



\$569,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

Beautifully renovated walkout bungalow in Riverside! Situated in a quiet cul-de-sac on an impressive 90' x 155' beautifully landscaped lot, this exceptional home offers 2 bedrooms on the main floor, 2 additional bedrooms in the fully finished walkout basement, plus a dedicated office and 3 full bathrooms. Step inside to soaring vaulted ceilings, rich hardwood flooring, and an inviting open-concept design filled with natural light. The spacious living room is anchored by a stunning gas fireplace, while the beautifully renovated kitchen features extensive cabinetry, a large island with seating, stainless steel appliances, stylish tile backsplash, and plenty of workspace. The adjoining dining area opens onto the expansive deck complete with a natural gas BBQ hookup, making outdoor entertaining effortless. The spacious primary suite offers a beautifully updated 4-piece ensuite, while the second main floor bedroom is perfect for guests or family. Convenient main floor laundry and direct access to the oversized attached double garage add everyday functionality. Central air conditioning keeps the home comfortable all summer long. The fully finished walkout basement provides an abundance of additional living space with a large family room, 2 more bedrooms, a dedicated office, a full bathroom, and access to the covered patio overlooking the private backyard. Outside you'll appreciate the meticulously maintained landscaping, mature trees, additional rear parking, vinyl fencing, and the peaceful setting in one of Riverside's most desirable locations. Move-in ready and beautifully updated, this exceptional property combines quality renovations, spacious living, and an incredible lot in one outstanding package.