



GRASSROOTS
REALTY GROUP

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3903 49 Avenue
Ponoka, Alberta

MLS # A2332610



\$514,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,423 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1c
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	gazebo, shed, 2 built in speakers basement		

Welcome to this well-cared-for, custom-built bungalow in Ponoka's desirable Riverside community. Offering four bedrooms and three full bathrooms, this home combines convenient main-floor living with plenty of additional space for family and entertaining. The open-concept layout, tall ceilings and south-facing windows create an impressive sense of space while filling the main living area with natural light. The spacious kitchen features abundant cabinetry, a pantry, stainless steel appliances and a large island overlooking the dining and living areas. A beautiful tray ceiling and gas fireplace add warmth and character. The main floor offers two bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet featuring custom shelving. The spa-inspired ensuite includes a freestanding tub and glass corner shower. The convenient laundry and mudroom off the garage includes a custom bench with built-in storage. The finished basement provides two additional spacious bedrooms, another full bathroom, generous storage and an expansive recreation room—perfect for family gatherings, games, movies or a home gym. This carpet-free home features vinyl plank flooring throughout. Outside, enjoy the completed deck with gazebo and the fenced backyard—an inviting setting for relaxing and entertaining. Additional highlights include a heated double garage, plus roof and siding replacement completed in 2022. A thoughtfully designed and carefully maintained home offering space, comfort and valuable updates in the welcoming Riverside community.