



GRASSROOTS
REALTY GROUP

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4204 45 Street
Ponoka, Alberta

MLS # A2335539



\$369,922

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Vinyl Windows, Wood Windows		

Inclusions: n/a

Here is a solid income property in Ponoka's sought-after Riverside subdivision, just steps from the river, scenic walking trails, and a local ball diamond, giving tenants and future owners an unbeatable lifestyle setting close to nature and recreation, yet only minutes from all the amenities and schools Ponoka has to offer. This bungalow is set up with two fully separate living spaces, each with its own private kitchen, and both levels are currently rented. The main floor offers a bright and functional 3-bedroom layout, ideal for a long-term renter, while the lower level features a comfortable 2-bedroom suite, perfect for a smaller household, a couple, or a single tenant looking for an affordable, self-contained space. With each level operating independently and its own kitchen and entrance, this property offers flexibility for an investor looking to maximize rental income from day one, without the hassle of major renovations or upgrades needed to get started. What truly sets this property apart is the tenancy already in place. Both units are occupied by long-term, great tenants who take excellent care of the home and have expressed a strong desire to stay on. For an investor, this means stable cash flow with no vacancy gap, no scrambling to find renters, and no downtime between closing and collecting rent. Reliable, respectful tenants are one of the most valuable assets an income property can have, and this one already has them in place. The home has also been maintained, with several key updates already completed. A new hot water tank has recently been installed, along with a new dishwasher, both practical upgrades that reduce maintenance headaches and add value for tenants and owners alike. Select windows throughout the home have also been upgraded to triple-pane, helping improve energy efficiency and comfort year-round. A single detached garage adds extra parking and

storage on top of the plentiful storage space already found throughout the property, a feature tenants and owners alike always appreciate. Riverside is one of Ponoka's most desirable pockets, known for family-friendly streets, mature trees, and proximity to green space along the river valley. Residents enjoy easy access to walking and biking trails that wind along the water, along with nearby parks and the ball diamond for evenings and weekends filled with outdoor activity. Whether you are an experienced investor looking to add an asset to your portfolio, or a buyer interested in house by living in one unit while renting the other, this property checks the boxes: location, income potential, recent updates, a detached garage, and dependable tenants already in place. Opportunities like this, with two income-producing units and long-term tenants who want to stay, do not come up often in Ponoka's market.