



GRASSROOTS
REALTY GROUP

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4015 39 Street
Ponoka, Alberta

MLS # A2338467



\$444,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.65 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Block
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: All blinds and window coverings, 2 garage door openers and 2 controls, storage shed, fridge in the basement, furnishings

This spacious 1,024 sq. ft. bungalow sits on a massive lot with exceptional development potential, that already qualifies for subdivision into four fully serviced lots, two of which offer scenic countryside views from 38 Street. Ideally positioned at the end of a quiet no-through road, the property provides both privacy and convenience. Lovingly maintained by a long-term owner, this well-cared-for home shows nicely. This home features 2+1 bedrooms with an open kitchen that flows seamlessly into the eating area. Patio doors from the dining space lead to a lovely deck, where perfect for outdoor dining or morning coffee. The basement is partially finished, offering additional living space ready for your personal touch. Notable updates and features include a new sump pump, fresh paint throughout over the years, and fiber optics already installed. The property is fully connected to town services. Appliances are included, with a new stove and dishwasher, plus washer and dryer. Outside, the stunning landscaped yard is a true highlight. Enjoy a huge garden, grapevines, a variety of perennials, an apple tree, crabapple tree, cherry bush, and perennials. Chain-link fencing secures half the property, while a paved driveway leads to an oversized 24' x 26' garage and provides ample parking. This is a rare find with a solid, well-maintained home on a high-potential lot that offers both comfortable living today and exciting opportunities for the future.