



GRASSROOTS
REALTY GROUP

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4803 42 Street
Ponoka, Alberta

MLS # A2345320



\$359,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: All blinds and window coverings, 1 garage door opener and 1 control, 3 outbuildings

If space, privacy, and opportunity are high on your wish list, this long term owned property deserves a closer look. One of the standout features here is the HUGE 1 acre lot offering plenty of room to enjoy the outdoors and explore a variety of possibilities. Whether you are looking for extra space for recreation, gardening, future projects, additional storage, or simply more breathing room between you and your neighbours, this property gives you the flexibility to work for your lifestyle. Inside, the charming bungalow offers a practical and comfortable layout. A few steps up from the entrance brings you into the kitchen, where there is plenty of room to prepare meals. From there, the space flows naturally into the living room, creating an inviting area for relaxing, entertaining, or spending quiet evenings at home. The main level also offers generous closet and storage space, along with two bedrooms. A conveniently located 3-piece bathroom completes this level. Downstairs, the rec room provides another comfortable gathering space. The basement also includes an additional bedroom and den. A good-sized utility room, two additional storage rooms, and a half bath complete the lower level. Outside is where this property truly opens up. Enjoy wide-open outdoor space, established gardens, 'x 14' garage, nestled in a perimeter of mature trees. This is a rare find in town, and may be eligible for subdivision. Properties of this size in town are becoming increasingly difficult to find. If you have been searching for a home where the outdoor space is just as important as the house itself, this property offers an exciting opportunity to make it your own.