



GRASSROOTS
REALTY GROUP

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4906 43 Street
Ponoka, Alberta

MLS # A2347101

\$499,000

Division:	Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Dog Run Fenced In, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer and dryer, central vac and attachments, garage door opener and 1 control, all blinds and window coverings, storage shed, gazebo, hot tube

This beautiful, spacious family home offering 1,828 sq. ft. with four bedrooms and four baths, is thoughtfully designed for comfortable everyday living. The impressive two storey foyer features crisp white wall panelling and a spacious entryway that welcomes you the moment you step inside. The main floor opens into a connected kitchen, dining, and family room that works equally well for entertaining or everyday time together. Ample cabinetry, stainless steel appliances, and a huge center island and pantry storage keep daily life convenient, while large windows look out over the fully fenced backyard. There is main floor laundry as an added bonus with easy access to the double attached garage. Upstairs the spacious primary suite includes a full ensuite and walk in closet, with two more bedrooms, a bonus room that can serve as a playroom, home gym, or extra family space, and another full bathroom completing the level. In the last few years the basement has been fully developed with a spacious rec room currently used as a hair salon that can easily convert back to a family or rec room, along with a full bathroom and an additional bathroom. The huge backyard is fully fenced for privacy and includes tasteful landscaping, a hot tub, gazebo, and firepit; with plenty of room to relax, play, or make the outdoor space your own. Set on a quiet street close to walking trails, the golf course, and shopping; this warm, stylish, and well cared for home is one that is set up for a family and is move in ready!