



**GRASSROOTS**  
REALTY GROUP

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5007 42 Street  
Ponoka, Alberta

MLS # A2348378



**\$409,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Riverside                                                                |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Bungalow                                                                 |        |                   |
| Size:     | 1,291 sq.ft.                                                             | Age:   | 1971 (55 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached, Off Street                                       |        |                   |
| Lot Size: | 0.21 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Gentle Sloping, Landscaped, Reverse Pie Shaped Lot |        |                   |

|             |                                          |            |    |
|-------------|------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                  | Water:     | -  |
| Floors:     | Carpet, Linoleum                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -  |
| Basement:   | Full                                     | LLD:       | -  |
| Exterior:   | Stucco, Wood Frame, Wood Siding          | Zoning:    | R1 |
| Foundation: | Poured Concrete                          | Utilities: | -  |
| Features:   | Bookcases, Central Vacuum, Vinyl Windows |            |    |

Inclusions: N/A

Well-maintained 1,291 sq. ft. bungalow on a large lot with a beautiful westward view! This spacious home offers 3 bedrooms on the main floor plus a 4th bedroom in the finished basement. The large living room features a cozy fireplace, while the practical country kitchen provides plenty of workspace and storage. The 2nd and 3rd bedrooms are especially functional with built-in drawers and shelving. A convenient back entrance leads to the main-floor laundry and 2-piece bathroom. The finished basement adds valuable living space with a large family room, 4th bedroom, and 3-piece bathroom. Outside, enjoy the front veranda, spacious yard, irrigation sprinkler system, large garden shed, and a double detached garage. A well-cared-for home with plenty of space inside and out, ready for its next owners!