



GRASSROOTS
REALTY GROUP

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**3906 44 Street
Ponoka, Alberta**

MLS # A2348890



\$389,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,168 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, On Street, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: Shed

Upgraded Bi-Level on an Extra-Large Lot! This inviting home offers an open floor plan with a spacious living room, bright dining area, and stylish kitchen featuring butcher block countertops, a farmhouse sink, and new flooring. A large pantry conveniently located off the back entrance provides excellent storage. The main floor offers three bedrooms, with new flooring in both the main bathroom and ensuite. The fully finished basement adds plenty of living space with new grouted vinyl flooring, large windows, a spacious recreation room, full bathroom, three additional bedrooms, and a large laundry/storage room. Built for comfort and low maintenance, this home features central air conditioning, a metal roof, vinyl windows, and a durable stucco exterior. The extra-large lot offers nearly 100 feet of frontage and has been thoughtfully landscaped to create several distinct outdoor spaces, including a private firepit area, large rear yard with room for play, and garden/flower boxes. The oversized single detached garage is accessed from the rear alley and features 2x6 construction, insulation, and a finished interior. A great combination of updates, space, and a huge lot!