

# \$399,000 - 4013 45 Street, Ponoka

MLS® #A2208128

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,273 sqft  
Residential on 0.14 Acres

Riverside, Ponoka, Alberta

Wow a four bedroom home with a walk out basement located across from a park make this the perfect home. This old school house was moved onto this basement so the charm is present with all the upgrades of a newer home. Large windows thru out the home make views and sunlight abound. Four large bedrooms, three on the main and one in the basement. Two large bathrooms are great for a family. An attached double garage coming into a large entry on the side of the home or enter into the walkout basement. A gas burning fireplace in the large rec room downstairs are a cozy touch. Make sure to take advantage of the covered deck on both levels for outside living. Warm touches such as the original hardwood make this a one of a kind.

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208128    |
| Price          | \$399,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,273       |
| Acres          | 0.14        |
| Year Built     | 1985        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4013 45 Street |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1B7        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Basement, Gas                                                            |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Walk-Out                                                           |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Playground, Covered Courtyard |
| Lot Description   | Back Lane                     |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Stucco              |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 18              |

Zoning R2

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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