

# \$234,900 - 4014 44 Street, Ponoka

MLS® #A2210702

## \$234,900

5 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.09 Acres

Riverside, Ponoka, Alberta

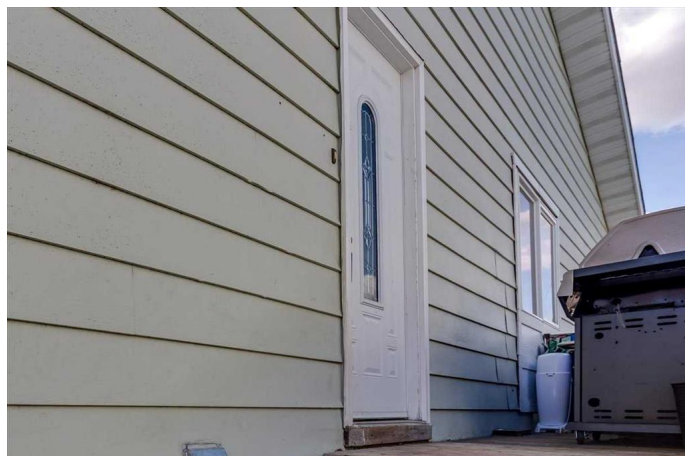
**Affordable, Updated, and Fully Developed!**

This half duplex is a fantastic opportunity for first-time buyers or investors looking to get into the market. Well cared for and updated, the home features newer shingles (2019), a new front window, a refreshed kitchen with updated appliances, some newer flooring, and modern updates to both main bathrooms. The main floor offers three bedrooms and 1.5 baths, while the finished basement adds even more living space, including a newly finished bathroom, a bedroom with a proper egress window, and a spacious family room that's currently being used as an additional bedroom. This home is currently occupied by a large, loving family, and while it may feel a bit full, buyers are encouraged to look beyond to the solid structure and wonderful potential this home offers. Located in the friendly Riverside neighborhood, you'll enjoy being close to parks, walking paths, the golf course, and the Centennial Centre. Priced under \$250,000, this cozy and move-in-ready home is a must-see!

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2210702  |
| Price     | \$234,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,127                  |
| Acres          | 0.09                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4014 44 Street |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1B8        |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Bookcases                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 9                |

Zoning

R2

Listing Details

Listing Office

Coldwell Banker Ontrack Realty

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