

4301 39 Avenue
Ponoka, Alberta

MLS # A2119258



\$674,900

Division:	Riverside		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,746 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Driveway, Quad or More Detached, RV Access/Parking, RV Garage		
Lot Size:	4.30 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	32-42-25-W4
Exterior:	Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Alarm System (No Monitoring), All Attached Shelves, All Draperies, 3 Ceiling Fans, Garage Door Opener with 2 Remote Controls, In-Floor Heating, 2 TV Mounts, Wall Speakers

WELCOME to this UPGRADED, + IMMACULATE BI-LEVEL that has 3147.43 sq ft of DEVELOPED LIVING SPACE, a DETACHED QUAD GARAGE/SHOP that has a 2 pc BATHROOM (can also be a HOME-BASED BUSINESS AREA), a ENCLOSED DECK (w/BIG STORAGE SPACE UNDERNEATH), 4 BEDROOMS, 3 FULL BATHS (incl/Solid Oak w/drawers), also has IN-FLOOR HEATING; on a 4.3 ACRE LOT on an ACREAGE all within the Town of PONOKA!!! The Covered Front Porch INVITES you inside to the SPACIOUS TILED ENTRYWAY drawing your eye up to the OPEN CONCEPT FLOOR PLAN incl/KITCHEN AREA w/GORGEOUS FLOOR to CEILING PREMIUM WALNUT OAK CABINETRY (Dovetail drawer w/full extension soft close), GLASS TILE BACKSPLASH, SS APPLIANCES, LUXURY GRANITE LAMINATE COUNTERTOPS, + ISLAND w/BREAKFAST BAR, PANTRY (Full Extension Soft Close Pullout Shelves) incl/AMAZING VIEWS of Yard through the HUGE WINDOWS allowing in NATURAL LIGHT throughout. The PATIO DOOR has a Screen on one side leads out to the HUGE Deck. The DINING ROOM is LARGE for those DINNERS w/FAMILY or FRIENDS as well as the LIVING ROOM has the R/I Wood Burning Stove, + plenty of space for ENTERTAINING GUESTS. The BEAUTIFUL EXOTIC TIGERWOOD HARDWOOD FLOORING carries from Living Room throughout the Hallway, + Primary Bedroom. The PRIMARY BEDROOM has a WALK-IN CLOSET, a 3 pc EN-SUITE BATHROOM, incl/FLOOR to CEILING TILE in ACCESSIBLE SHOWER. There are 2 GOOD-SIZED BEDROOMS, a 5 pc BATHROOM, a LAUNDRY ROOM w/SINK, + so many cupboards for STORAGE. The FULL BASEMENT has Carpet, Hardwood, + Tile, a

18' x 10' RECREATION ROOM, a KITCHENETTE, + a 6' x 6' COLD STORAGE ROOM. There is also a 13' x 9' FAMILY ROOM, a 4 pc BATHROOM, a 4th BEDROOM, a MASSIVE 28' x 11' FLEX ROOM, + the FURNACE/UTILITY ROOM (NEWER Furnace). So many Upgrades incl/In-Floor Heating. ACCESS from the EAST for POSSIBLE SUBDIVISION. There is also POSSIBLE RE-ZONING for those wanting to build a VILLA/MULTIPLE FAMILY type structures. There is so much POTENTIAL on this 4.3 ACRE PROPERTY in the Town of Ponoka. They have the PONOKA STAMPEDE in the summer as an ATTRACTION which is only a few blocks away. Across the street from the RODEO GROUNDS is the ARENA/CURLING RINK. There are SCHOOLS, RESTAURANTS, + SO MANY AMENITIES in this QUAIN TOWN. Only approximately 40 minutes to RED DEER, + approximately 1 hour to EDMONTON. BOOK your showing TODAY!!!