

3618 44 Street
Ponoka, Alberta

MLS # A2166935



\$249,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1935 (89 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, microwave, dishwasher, washer/dryer, all blinds and window coverings.

Nestled on a gorgeous, secluded lot with towering trees, this charming older bungalow is perfect for the first time buyer or saavy investor. Set back from the road, the property boasts a long, tree-lined driveway, offering a serene, park-like setting. Inside, you'll find a spacious living areas, cozy bedrooms, and plenty of natural light pouring in through large windows. the home sits on a crawl space. There is a garage for parking or storage. Enjoy the peace and quiet of country living in town while being just minutes away from local amenities including the local golf course, and shopping. This home offers endless possibilities, whether you're looking to move in and enjoy, renovate to suit your style, or start a revenue property portfolio.