

**3902 45 Street  
Ponoka, Alberta**

**MLS # A2236523**

# \$332,100



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** n/a

Welcome to this spacious 5-bedroom bungalow located on a large corner lot in Ponoka, offering a perfect blend of comfort, potential, and privacy. With 1,087 square feet of living space and a massive 10,864 square foot lot, this home is brimming with possibilities. Whether you're looking for room to grow your family or create the garden of your dreams, the potential here is limitless. The home's well-designed layout features 5 generously sized bedrooms and 2 bathrooms, ideal for a growing family or anyone in need of extra space. The double garage offers ample storage and room for your vehicles, while the back alley access provides added convenience and privacy. Recent updates, including a leaf filter system, make this home a low-maintenance option, allowing you to focus on transforming the large backyard into your own oasis or pursuing future development possibilities on the expansive lot. With walking paths just a short stroll away and ample space to spread out, this home offers more than just a place to live—it offers a chance to make your vision a reality. Whether you're a first-time homebuyer or a seasoned investor, this property is an exciting opportunity to unlock the full potential of Ponoka living.