

**4008 39A Ave Close  
Ponoka, Alberta**

**MLS # A2240568**



# \$355,000

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Storage		

**Inclusions:** None

This updated family bungalow on a quiet close in Riverside is ready for its new owners. A total of 5 bedrooms and updated 3 bathrooms including Bluetooth mirrors, new vanities, and fixtures leaves the heavy work done. This home has a lot of space for those who have a growing family and has been updated throughout its years. Stucco siding and a very private yard outside along with a finished garage make parking and winter time a breeze. New exterior doors, Newer on demand hot water tank and a fully finished basement (WITH its own separate access/entry) leaves you with 2800 square feet of developed living space. This home is in a lovely neighborhood and sits on a huge +7500 square foot lot with alley access and a huge fenced yard, partially covered deck and massive ground level patio. There is a spectacular apple tree that produces the large and best kind!! Inside, the kitchen has some newer cabinets installed, a large fridge and a gas stove for those who appreciate it! A Full ensuite for the primary bedroom and tons of space for the whole family. A little TLC and room to make this one match your own personal style!