

4212 44 Street  
Ponoka, Alberta

MLS # A2259619



**\$249,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Discover modern comfort and unbeatable convenience in this renovated half duplex! This 3-bedroom, 2-bathroom home is bright, fresh, and waiting for you. Enjoy a beautifully updated kitchen, two sparkling new bathrooms, and the feel of new flooring and carpet under your feet throughout. The lower level is perfect for hosting, featuring a walkout basement with a wet bar for game nights or family gatherings. A separate side entrance adds a layer of privacy and potential. This home has had plenty of updates including fresh paint throughout. Imagine living just steps away from parks and baseball diamonds, with a beautiful green space right across the street. This isn't just a house; it's a lifestyle. Don't miss your chance to make it yours.