

4206 41 Street Close  
Ponoka, Alberta

MLS # A2268589

**\$474,900**



|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverside                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bungalow                                                           |               |                   |
| <b>Size:</b>     | 1,330 sq.ft.                                                       | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                             |               |                   |
| <b>Lot Size:</b> | 0.23 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot |               |                   |

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Soaking Tub, Tankless Hot Water, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Two sheds

Welcome to 4206 41 Street Close - a classic hideaway in one of Ponoka's most desirable cul-de-sacs. This beautiful hillside walkout bungalow, built in 2005 and backing onto peaceful green space, offers a bright, open layout with an expansive west-facing view that captures the evening light perfectly. Don't underestimate this design. Its tranquil layout could suit retirement just as easily as it could welcome a family. It's large enough to host a crowd yet manageable for easy upkeep - the ideal balance of comfort and simplicity. The main floor offers an open-concept kitchen, dining, and living area centered around a double-sided fireplace, with access to a covered upper deck - the perfect place to relax in shade or enjoy the sunset. The kitchen provides generous counter space, an island with breakfast bar, and a large pantry. The spacious primary suite includes his-and-hers closets and a large ensuite with dual sinks, a corner tub, and a separate shower. Downstairs, the walkout basement expands your living space with a family room that opens to the backyard, a media room or home office, two additional bedrooms, and a full bath. Both the basement and double garage feature in-floor heat for year-round comfort. Outside, the fully fenced yard is private and well-designed with multi-level decks, underground sprinklers, a storage shed, and a cozy firepit area. This home captures everything you want in a peaceful retreat - functional, welcoming, and framed by an unobstructed west-facing view.