

# \$289,911 - 3907 44 Street, Ponoka

MLS® #A2213344

**\$289,911**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.27 Acres

Riverside, Ponoka, Alberta

Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow which offers comfort, space, and convenience. Step inside to discover a bright and functional layout featuring a cozy living area, a great open kitchen, and a bonus room perfect for a home office, playroom, or guest space. The primary suite is generous, while two additional bedrooms provide flexibility for family or visitors. Nestled in a quiet, family-friendly neighbourhood and situated on a massive, mature lot, the beautifully landscaped yard is a gardener's dream with numerous flower beds and a large garden plot ready for planting - Ideal for relaxing or entertaining. The heated single-car garage offers ample storage and plenty of space for the handy person to tinker, work, or create. This charming property is the perfect blend of comfort, functionality, and outdoor living-ready for its next proud owner!

Built in 1957

## Essential Information

MLS® #	A2213344
Price	\$289,911
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.27
Year Built	1957



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3907 44 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1B6

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Landscaped, Garden, Gentle Sloping, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
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Days on Market	14
Zoning	R2

## **Listing Details**

Listing Office	CIR Realty
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