

# \$234,900 - 4014 44 Street, Ponoka

MLS® #A2210702

**\$234,900**

5 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.09 Acres

Riverside, Ponoka, Alberta

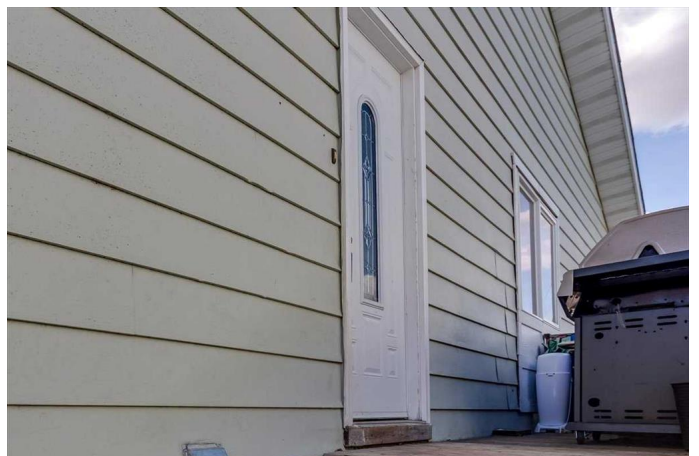
**Affordable, Updated, and Fully Developed!**

This half duplex is a fantastic opportunity for first-time buyers or investors looking to get into the market. Well cared for and updated, the home features newer shingles (2019), a new front window, a refreshed kitchen with updated appliances, some newer flooring, and modern updates to both main bathrooms. The main floor offers three bedrooms and 1.5 baths, while the finished basement adds even more living space, including a newly finished bathroom, a bedroom with a proper egress window, and a spacious family room that's currently being used as an additional bedroom. This home is currently occupied by a large, loving family, and while it may feel a bit full, buyers are encouraged to look beyond to the solid structure and wonderful potential this home offers. Located in the friendly Riverside neighborhood, you'll enjoy being close to parks, walking paths, the golf course, and the Centennial Centre. Priced under \$250,000, this cozy and move-in-ready home is a must-see!

Built in 1977

## Essential Information

MLS® #	A2210702
Price	\$234,900
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4014 44 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1B8

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Bookcases
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	21

Zoning

R2

## **Listing Details**

Listing Office

Coldwell Banker Ontrack Realty

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