

# \$75,000 - 3914 45a Street, Ponoka

MLS® #A2232043

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

Riverside, Ponoka, Alberta

Dreaming of building your perfect home? This gently graded, bare 50x248 lot might be just what you're looking for! With a cement pad already in place and two sides of the property fenced, it's a great foundation for your future home and maybe even a shop or garage.

Located just minutes from scenic walking trails, parks, baseball diamonds, and the beautiful Battle River, this lot offers the ideal balance of nature and neighbourhood living. Whether you're starting fresh or planning your dream build, this property is ready to bring your vision to life.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2232043         |
| Price     | \$75,000         |
| Bathrooms | 0.00             |
| Acres     | 0.28             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3914 45a Street |
| Subdivision | Riverside       |
| City        | Ponoka          |
| County      | Ponoka County   |
| Province    | Alberta         |



Postal Code           T4J 1B6

**Additional Information**

Date Listed           June 17th, 2025  
Days on Market      100  
Zoning                R2

**Listing Details**

Listing Office       Coldwell Banker Ontrack Realty

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