

# \$674,900 - 4301 39 Avenue, Ponoka

MLS® #A2119258

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,746 sqft  
Residential on 4.30 Acres

NONE, Ponoka, Alberta

WELCOME to this UPGRADED, + IMMACULATE BI-LEVEL that has 3147.43 sq ft of DEVELOPED LIVING SPACE, a DETACHED 59'™11" X 46'™2" HEATED QUAD GARAGE/SHOP that has a 2 pc BATHROOM (can also be a HOME-BASED BUSINESS AREA), a 19'™3" X 11'™6" ENCLOSED DECK (w/BIG STORAGE SPACE UNDERNEATH), 4 BEDROOMS, 3 FULL BATHS (incl/Solid Oak w/drawers), also has IN-FLOOR HEATING; on a 4.3 ACRE LOT on an ACREAGE all within the Town of PONOKA!!! The Covered Front Porch INVITES you inside to the SPACIOUS TILED ENTRYWAY drawing your eye up to the OPEN CONCEPT FLOOR PLAN incl/KITCHEN AREA w/GORGEOUS FLOOR to CEILING PREMIUM WALNUT OAK CABINETRY (Dovetail drawer w/full extension soft close), GLASS TILE BACKSPLASH, SS APPLIANCES, LUXURY GRANITE LAMINATE COUNTERTOPS, + ISLAND w/BREAKFAST BAR, PANTRY (Full Extension Soft Close Pullout Shelves) incl/AMAZING VIEWS of Yard through the HUGE WINDOWS allowing in NATURAL LIGHT throughout. The PATIO DOOR has a Screen on one side leads out to the HUGE Deck. The DINING ROOM is LARGE for those DINNERS w/FAMILY or FRIENDS as well as the LIVING ROOM has the R/I Wood Burning Stove, + plenty of space for ENTERTAINING GUESTS. The BEAUTIFUL EXOTIC TIGERWOOD HARDWOOD FLOORING carries from Living



Room throughout the Hallway, + Primary Bedroom. The PRIMARY BEDROOM has a WALK-IN CLOSET, a 3 pc EN-SUITE BATHROOM, incl/FLOOR to CEILING TILE in ACCESSIBLE SHOWER. There are 2 GOOD-SIZED BEDROOMS, a 5 pc BATHROOM, a LAUNDRY ROOM w/SINK, + so many cupboards for STORAGE. The FULL BASEMENT has Carpet, Hardwood, + Tile, a 18' X 10' RECREATION ROOM, a KITCHENETTE, + a 6' X 6' COLD STORAGE ROOM. There is also a 13' X 9' FAMILY ROOM, a 4 pc BATHROOM, a 4th BEDROOM, a MASSIVE 28' X 11' FLEX ROOM, + the FURNACE/UTILITY ROOM (NEWER Furnace). So many Upgrades incl/In-Floor Heating. ACCESS from the EAST for POSSIBLE SUBDIVISION. There is also POSSIBLE RE-ZONING for those wanting to build a VILLA/MULTIPLE FAMILY type structures. There is so much POTENTIAL on this 4.3 ACRE PROPERTY in the Town of Ponoka. They have the PONOKA STAMPEDE in the summer as an ATTRACTION which is only a few blocks away. Across the street from the RODEO GROUNDS is the ARENA/CURLING RINK. There are SCHOOLS, RESTAURANTS, + SO MANY AMENITIES in this QUIANT TOWN. Only approximately 40 minutes to RED DEER, + approximately 1 hour to EDMONTON. BOOK your showing TODAY!!!

Built in 1958

### **Essential Information**

MLS® #	A2119258
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,746
Acres	4.30
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	4301 39 Avenue
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1A7

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Parking Spaces	20
Parking	Covered, Driveway, Quad or More Detached, RV Access/Parking, RV Garage, Workshop in Garage
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2024
Days on Market	342
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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