

# \$274,900 - 4201 50 Ave, Ponoka

MLS® #A2231502

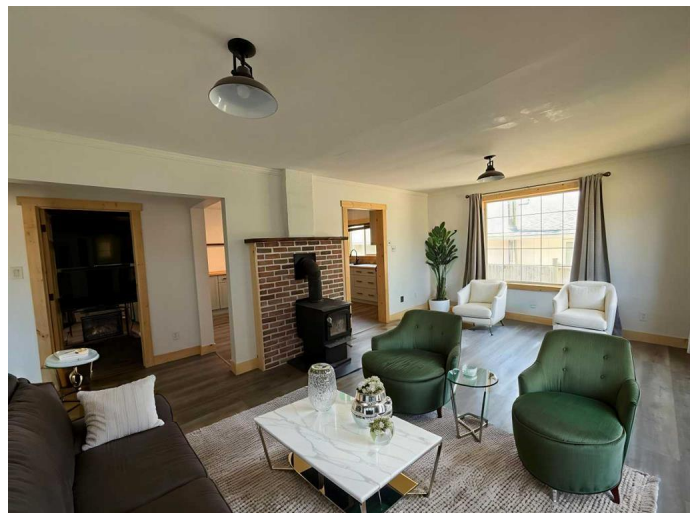
**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.22 Acres

Riverside, Ponoka, Alberta

This extensively upgraded home sits on a mature, over sized, tree-lined corner lot, offering exceptional privacy, charm, and curb appeal. With 2 comfortable bedrooms, a full 4-piece bathroom, half bath, and a spacious layout; this move-in ready property is ideal for first-time buyers, empty nesters or investors. Inside, you'll find a bright, open living room anchored by a cozy wood-burning fireplace—an inviting space perfect for everyday living or entertaining. The kitchen has been completely renovated (March 2024) with stylish new soft close cabinets, granite sink, butcher block countertops, and stainless steel appliances. The bathroom has also been fully renovated and features new flooring, tile surround, new tub, toilet and vanity, and lighting, as well as new PEX plumbing. Throughout the main floor, enjoy new vinyl plank flooring, natural pine trim, and fresh paint. Both bedrooms offer good closet space and natural light. Downstairs, there is a half bath and the potential for future development. There is also a dedicated laundry area. Key mechanical upgrades include a new high-efficiency furnace (2020) and a brand-new hot water tank (Oct 2024). Extensive exterior improvements completed in 2024 include new siding, soffit, fascia, eavestroughs, downspouts, windows, and decks with new railings and stairs, plus a new retaining wall and parging repairs that enhance both the function and aesthetics of the home. The shingles on the house were



replaced in 2021, with both single-car garages re-shingled in 2015. The fenced backyard features the new deck, 2 garages, newer retaining wall, and a firepit, offering a private space to relax or entertain, all surrounded by mature trees in a peaceful, park-like setting. This property is located close to the walking trails and golf course. It is truly move in ready and is a pleasure to show!

Built in 1946

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231502    |
| Price          | \$274,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,002       |
| Acres          | 0.22        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 4201 50 Ave   |
| Subdivision | Riverside     |
| City        | Ponoka        |
| County      | Ponoka County |
| Province    | Alberta       |
| Postal Code | T4J 1C3       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Block           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 2               |
| Zoning         | R2              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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