

# \$249,900 - 4212 44 Street, Ponoka

MLS® #A2259619

**\$249,900**

3 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Riverside, Ponoka, Alberta

Discover modern comfort and unbeatable convenience in this renovated half duplex! This 3-bedroom, 2-bathroom home is bright, fresh, and waiting for you. Enjoy a beautifully updated kitchen, two sparkling new bathrooms, and the feel of new flooring and carpet under your feet throughout. The lower level is perfect for hosting, featuring a walkout basement with a wet bar for game nights or family gatherings. A separate side entrance adds a layer of privacy and potential. This home has had plenty of updates including fresh paint throughout. Imagine living just steps away from parks and baseball diamonds, with a beautiful green space right across the street. This isn't just a house; it's a lifestyle. Don't miss your chance to make it yours

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259619    |
| Price          | \$249,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 968         |
| Acres          | 0.08        |
| Year Built     | 1977        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4212 44 Street |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1B8        |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows, Wet Bar                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas, Wood Stove, Floor Furnace  |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Wood Burning                                        |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full, Walk-Out                            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance                                         |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 18                   |
| Zoning         | R2                   |

### Listing Details

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