

# \$250,000 - 4007 46 Street, Ponoka

MLS® #A2212310

## \$250,000

2 Bedroom, 1.00 Bathroom, 758 sqft

Residential on 0.24 Acres

Riverside, Ponoka, Alberta

Welcome to 4007 46 Street in Ponoka—a charming and thoughtfully updated bungalow nestled on a spacious lot in a mature neighborhood. From the moment you arrive, the curb appeal stands out with its oversized metal-covered front deck offering a perfect place to unwind, entertain, or enjoy peaceful summer evenings. Step inside to find a generous entryway that leads into a warm, sun-filled main level where character meets comfort. Hardwood flooring runs throughout most of the upstairs, complementing the tasteful modern updates and cozy atmosphere. The living room features a wood-burning stove, perfect for both ambiance and added warmth during the cooler months. The kitchen is efficiently laid out with a functional design that flows naturally into the rest of the home, making meal prep and entertaining easy. There are two comfortable bedrooms on the main level, along with a large updated bathroom featuring tile flooring and a relaxing jetted tub.

Over the years, this home has seen many important upgrades, including newer vinyl windows, updated asphalt shingles in 2022, a high-efficiency furnace installed in late 2021, and a newer hot water tank. These updates offer peace of mind while allowing you to enjoy the charm and style of a mature home with the reliability of modern systems. The basement level offers excellent potential and flexibility with a spacious irregularly shaped room that



could be reimagined as one or two bedrooms (please note: windows may not meet current egress standards), a large utility room with laundry hookups, and a corner sink that opens the door to future development such as a wet bar or additional bathroom. Whether you're looking to expand your living space or add value down the road, the layout provides options without overwhelming renovations.

Outside, the yard is truly impressive. A two-tiered back deck extends your living space even further, with a portion of it covered for year-round use. The fully fenced backyard features both wood and chain-link fencing, creating separate areas ideal for pets, kids, or gardening. There's even a garden-ready area on the south side, and a storage shed with an attached pet enclosure. The finished detached double garage adds even more value with its own wood-burning stove and workspace, and the layout of the back lane allows for additional off-street parking that could easily accommodate an RV or trailer. Located just steps away from Ponoka's paved Battle River trail system, the outdoor fitness park, the world famous Ponoka Stampede, and scenic nature spots, this home is perfect for anyone looking for a mix of lifestyle, comfort, and opportunity. With so much to offer inside and out, this is a must-see property that combines practical upgrades with everyday charm.

Built in 1960

**Essential Information**

MLS® #	A2212310
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	758

Acres	0.24
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4007 46 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1B6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Vinyl Windows
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	6
Zoning	R2

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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