

# \$389,000 - 4013 45 Street, Ponoka

---

MLS® #A2225181

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.14 Acres

Riverside, Ponoka, Alberta

A walkout basement with huge windows across from a park in a quiet neighbourhood. Welcome to your new home, an attached double car garage make parking and bringing in the groceries a breeze. A large entry with coat closet make tucking away all the coats possible. The kitchen is bright and airy with a kitchen island lots of room for a kitchen table and the combined living space makes visiting with company or keeping an eye on the littles stress free. Three large bedrooms on the main floor tastefully decorated and a bathroom updated and ready. The basement is a definite living space!! An entrance makes this an easy path to the covered front porch or across the street to the green space. A large laundry room and bathroom are combined. The family room on this level is flooded with light and a gas fireplace make it cozy on the cold days.

Built in 1985

## Essential Information

MLS® #	A2225181
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.14
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4013 45 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1B7

### **Amenities**

Parking Spaces	7
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	44
Zoning	R2

### **Listing Details**

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.