

# \$329,900 - 5207 49 Street, Ponoka

MLS® #A2229990

**\$329,900**

5 Bedroom, 1.00 Bathroom, 1,300 sqft

Residential on 3.10 Acres

Riverside, Ponoka, Alberta

Welcome to this unique 1300 sq ft bungalow with a detached garage, nestled on 3.1 acres bordering the scenic Battle River, right in the heart of Ponoka! The main floor offers 4 bedrooms, 1 full bathroom, an oak kitchen, and a spacious dining/living room that showcases stunning views of the river. Beautiful hardwood floors accent the living area, with some newer windows adding to the home's charm and comfort. The basement features a large bedroom and a generous family/rec room, providing plenty of space to add one or two additional bedrooms if desired. Several basement walls have been newly drywalled and are at the mudding stage—ready for your finishing touches. There's also an abundance of storage throughout the home. The property is connected to town water and sewer services, while also offering its own well—perfect for watering gardens and landscaping. Over the years, the owner has made significant improvements to the land, including clearing low brush and bringing in approximately 160 tandem loads of fill, creating a beautiful, elevated space for outdoor enjoyment. Nature lovers will appreciate the abundant wildlife, including deer, waterfowl, pelicans, herons, and even a resident eagle that frequently graces the property and river skies. This special property is full of potential and truly must be seen to be appreciated!

Built in 1952



## Essential Information

MLS® #	A2229990
Price	\$329,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,300
Acres	3.10
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5207 49 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1E1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, See Remarks
Appliances	Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Corner Lot, Creek/River/Stream/Pond, Few Trees, Gentle Sloping

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	13
Zoning	UR

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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