

# \$75,000 - 3914 45a Street, Ponoka

MLS® #A2232043

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

Riverside, Ponoka, Alberta

Dreaming of building your perfect home? This gently graded, bare 50x248 lot might be just what you're looking for! With a cement pad already in place and two sides of the property fenced, it's a great foundation for your future home and maybe even a shop or garage.

Located just minutes from scenic walking trails, parks, baseball diamonds, and the beautiful Battle River, this lot offers the ideal balance of nature and neighbourhood living. Whether you're starting fresh or planning your dream build, this property is ready to bring your vision to life.

## Essential Information

MLS® #	A2232043
Price	\$75,000
Bathrooms	0.00
Acres	0.28
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	3914 45a Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta



Postal Code            T4J 1B6

### **Additional Information**

Date Listed            June 17th, 2025

Days on Market       37

Zoning                 R2

### **Listing Details**

Listing Office           Coldwell Banker Ontrack Realty

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