

# \$349,900 - 4806 43 Street, Ponoka

MLS® #A2251603

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.24 Acres

Riverside, Ponoka, Alberta

This meticulously maintained 4-bedroom Bungalow is nestled on a quiet street. Step inside to a bright and airy living room, where large, east-facing, upgraded windows flood the space with natural light. The main floor, has had all windows replaced for enhanced efficiency. There is a welcoming dining area, a well-appointed renovated kitchen, a spacious primary bedroom, a second generously sized bedroom, and a modern 4-piece bathroom. The fully finished lower level offers versatile additional living space, currently configured as an office and secondary living room. Two additional well-sized bedrooms, a full bathroom, and a convenient laundry room complete this level. The home is equipped with a brand-new boiler system and an on-demand hot water system (installed in 2025) for ultimate comfort and efficiency. Outside, the home shines with upgrades, including vinyl siding and natural gas plumbing for a barbecue. The expansive, beautifully landscaped backyard is a true highlight, offering endless potential and featuring a deck, a lower patio perfect for entertaining, and a cozy firepit area. A spacious storage shed adds convenience, while the large lot provides RV parking and ample space for additional vehicles or the potential to build a substantial garage or shop.

This property has been lovingly cared for, and shows pride of long-term ownership. It is in move in ready, and could make the perfect affordable family home!



Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251603    |
| Price          | \$349,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,076       |
| Acres          | 0.24        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4806 43 Street |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1B9        |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Boiler  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Other       |
| Lot Description   | See Remarks |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 6                 |
| Zoning         | R2                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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.