

**4508 42 Avenue
Ponoka, Alberta****MLS # A2275258****\$210,000**

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	576 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs		

Inclusions: n/a

This charming 576 sq ft bungalow features numerous upgrades, including updated cupboards, flooring, and windows. The bedrooms are located in the basement, with the flexibility for one to be used as additional living or recreational space. A beautifully upgraded bathroom is also located on the lower level, allowing for generous living space on the main floor. The large backyard offers an ideal setting for entertaining or a blank canvas for the creative gardener. A 14' x 20' single-car garage adds welcome convenience during cold, snowy winters. Immediate possession is available.