

**4508 42 Avenue  
Ponoka, Alberta**

**MLS # A2275258**

**\$210,000**



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

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