

\$329,900 - 5207 49 Street, Ponoka

MLS® #A2229990

\$329,900

5 Bedroom, 1.00 Bathroom, 1,300 sqft

Single Family 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! (id:6289)

Built in 1952



Essential Information

Listing #	A2229990
Price	\$329,900
Bedrooms	5
Bathrooms	1.00
Square Footage	1,300
Acres	3.10
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5207 49 Street
Subdivision	Riverside
City	Ponoka
Province	Alberta
Postal Code	T4J1E1

Amenities

Amenities	Shopping
Features	See remarks
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove, Microwave, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX real estate central alberta



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