

\$449,900 - 4206, 4208 44 Street, Ponoka

MLS® #A2237092

\$449,900

8 Bedroom, 4.00 Bathroom, 2,256 sqft

Multi-family on 0.14 Acres

Riverside, Ponoka, Alberta

Whether you're looking to expand your investment portfolio or live in one unit while renting out the other to help offset your mortgage, this full duplex offers excellent flexibility and value. Facing a peaceful green space with no neighbors directly across the street, this property is sure to impress. Unit 4206 features three bedrooms, including a spacious primary suite with an ensuite and a walk-through closet complete with built-in shelving for added organization and storage. The layout includes a bright living area, a functional kitchen with included appliances, and a full bathroom. There is a wood burning fireplace in the living room. The basement offers great potential for continued development. Unit 4208 offers 3 bedrooms and a partially finished basement that is ideal for growing families or tenants who need extra space. Both units feature bright, open living areas, generous kitchens with appliances, and a number of thoughtful updates throughout. Recent improvements include fresh paint, new bathroom flooring, updated light fixtures, and modern mirrors. Unit 4208 also benefits from newly installed windows. Each unit has its own grassy backyard space, and access to a rear alley. Off-street parking is available at the front of the property for added convenience. This well-maintained side by side duplex is a smart choice for both investors and homeowners. This is definitely a turn key property! (id:6289)



Built in 1977

Essential Information

Listing #	A2237092
Price	\$449,900
Bedrooms	8
Bathrooms	4.00
Half Baths	2
Square Footage	2,256
Acres	0.14
Year Built	1977
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4206, 4208 44 Street
Subdivision	Riverside
City	Ponoka
Province	Alberta
Postal Code	T4J1B8

Amenities

Amenities	Golf Course, Playground
Features	See remarks
Parking	Other

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

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Listing information last updated on October 30th, 2025 at 8:46pm PDT