

# \$249,900 - 4212 44 Street, Ponoka

MLS® #A2259619

**\$249,900**

3 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.08 Acres

Riverside, Ponoka, Alberta

Discover modern comfort and unbeatable convenience in this renovated half duplex! This 3-bedroom, 2-bathroom home is bright, fresh, and waiting for you. Enjoy a beautifully updated kitchen, two sparkling new bathrooms, and the feel of new flooring and carpet under your feet throughout. The lower level is perfect for hosting, featuring a walkout basement with a wet bar for game nights or family gatherings. A separate side entrance adds a layer of privacy and potential. This home has had plenty of updates including fresh paint throughout. Imagine living just steps away from parks and baseball diamonds, with a beautiful green space right across the street. This isn't just a house; it's a lifestyle. Don't miss your chance to make it yours

Built in 1977

## Essential Information

MLS® #	A2259619
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.08
Year Built	1977
Type	Residential



Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4212 44 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1B8

### Amenities

Parking Spaces	2
Parking	None

### Interior

Interior Features	See Remarks, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas, Wood Stove, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 24th, 2025
Days on Market	5
Zoning	R2

### Listing Details

Listing Office

Coldwell Banker OnTrack Realty

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