

# \$289,911 - 3907 44 Street, Ponoka

MLS® #A2213344

## \$289,911

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.27 Acres

Riverside, Ponoka, Alberta

Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow which offers comfort, space, and convenience. Step inside to discover a bright and functional layout featuring a cozy living area, a great open kitchen, and a bonus room perfect for a home office, playroom, or guest space. The primary suite is generous, while two additional bedrooms provide flexibility for family or visitors. Nestled in a quiet, family-friendly neighbourhood and situated on a massive, mature lot, the beautifully landscaped yard is a gardener's dream with numerous flower beds and a large garden plot ready for planting - Ideal for relaxing or entertaining. The heated single-car garage offers ample storage and plenty of space for the handy person to tinker, work, or create. This charming property is the perfect blend of comfort, functionality, and outdoor living-ready for its next proud owner!

Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213344  |
| Price          | \$289,911 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,173     |
| Acres          | 0.27      |
| Year Built     | 1957      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3907 44 Street |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J1B6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer     |
| Heating           | Forced Air                                      |
| Cooling           | Central Air                                     |
| Fireplace         | Yes                                             |
| # of Fireplaces   | 1                                               |
| Fireplaces        | Gas                                             |
| Has Basement      | Yes                                             |
| Basement          | Full, Partially Finished                        |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                     |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Many Trees, Gentle Sloping |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Frame                                                           |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 2  |
| Zoning         | R2 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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