

# \$325,900 - 3902 45 Street, Ponoka

MLS® #A2236523

**\$325,900**

5 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.25 Acres

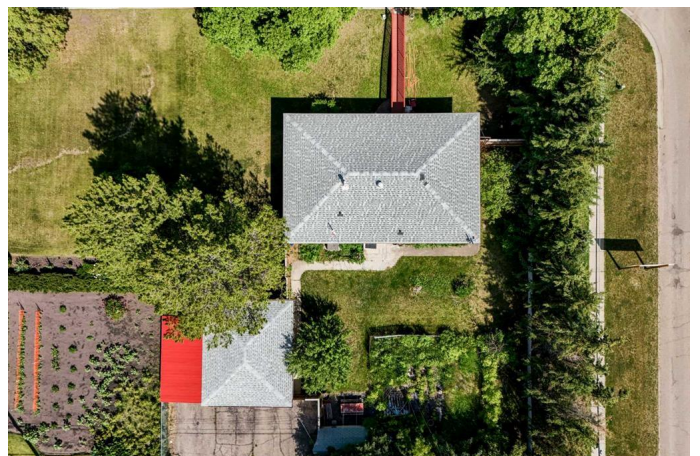
Riverside, Ponoka, Alberta

Welcome to this spacious 5-bedroom bungalow located on a large corner lot in Ponoka, offering a perfect blend of comfort, potential, and privacy. With 1,087 square feet of living space and a massive 10,864 square foot lot, this home is brimming with possibilities. Whether you're looking for room to grow your family or create the garden of your dreams, the potential here is limitless.

The home's well-designed layout features 5 generously sized bedrooms and 2 bathrooms, ideal for a growing family or anyone in need of extra space. The double garage offers ample storage and room for your vehicles, while the back alley access provides added convenience and privacy. Recent updates, including a leaf filter system, make this home a low-maintenance option, allowing you to focus on transforming the large backyard into your own oasis or pursuing future development possibilities on the expansive lot.

With walking paths just a short stroll away and ample space to spread out, this home offers more than just a place to live—it offers a chance to make your vision a reality. Whether you're a first-time homebuyer or a seasoned investor, this property is an exciting opportunity to unlock the full potential of Ponoka living.

Built in 1964



## Essential Information

MLS® #	A2236523
Price	\$325,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.25
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3902 45 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	t4j1b4

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	53
Zoning	R2

**Listing Details**

Listing Office	eXp Realty
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