

# \$599,000 - 3706 41 Avenue, Ponoka

MLS® #A2188074

## \$599,000

5 Bedroom, 4.00 Bathroom, 2,487 sqft  
Residential on 3.00 Acres

Riverside, Ponoka, Alberta

This exceptional property features a sprawling bungalow nestled on a secluded 3 acre estate within town limits, offering the perfect blend of privacy and convenience. The extra large primary suite is a true retreat featuring 2 separate walk in closets, and a 4 piece ensuite. Upstairs also holds 3 more bedrooms, 2 more 4 piece baths, an all equipped oak kitchen, formal dining room, and main floor laundry. Also enjoy a bright living room with bay windows allow for a stunning west facing view leading way to a covered porch so you can enjoy sunsets and all the beautiful Alberta weather. Downstairs boasts a few informal living spaces, storage, mechanical, one bedroom, and a 4 piece bath.

For the vehicle enthusiast and those in need of ample storage, this property offers an attached 2 car garage with radiant heat plus a detached 4 car garage just steps from the house. This 4 bed, 4 bath home is the perfect tranquil retreat within minutes of schools, shopping and all amenities.

Updates and upgrades include - Shingles 2014, Forced Air furnace 2006, HWT 2023, Boiler 2008 (just cleaned and serviced), updated electric panel.

\*Some photos have been virtually staged.



Built in 1976

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2188074                         |
| Price          | \$599,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,487                            |
| Acres          | 3.00                             |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3706 41 Avenue |
| Subdivision | Riverside      |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J1A8         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Double Garage Attached, Quad or More Detached |
| # of Garages   | 6   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Boiler  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s) |
| Lot Description   | Back Yard, Secluded                  |
| Roof              | Asphalt Shingle                      |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 44               |
| Zoning         | UR               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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