

# \$274,900 - 4201 50 Ave, Ponoka

MLS® #A2231502

**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,002 sqft  
Residential on 0.22 Acres

Riverside, Ponoka, Alberta

This extensively upgraded home sits on a mature, over sized, tree-lined corner lot, offering exceptional privacy, charm, and curb appeal. With 2 comfortable bedrooms, a full 4-piece bathroom, half bath, and a spacious layout; this move-in ready property is ideal for first-time buyers, empty nesters or investors. Inside, you'll find a bright, open living room anchored by a cozy wood-burning fireplace—an inviting space perfect for everyday living or entertaining. The kitchen has been completely renovated (March 2024) with stylish new soft close cabinets, granite sink, butcher block countertops, and stainless steel appliances. The bathroom has also been fully renovated and features new flooring, tile surround, new tub, toilet and vanity, and lighting, as well as new PEX plumbing. Throughout the main floor, enjoy new vinyl plank flooring, natural pine trim, and fresh paint. Both bedrooms offer good closet space and natural light. Downstairs, there is a half bath and the potential for future development. There is also a dedicated laundry area. Key mechanical upgrades include a new high-efficiency furnace (2020) and a brand-new hot water tank (Oct 2024). Extensive exterior improvements completed in 2024 include new siding, soffit, fascia, eavestroughs, downspouts, windows, and decks with new railings and stairs, plus a new retaining wall and parging repairs that enhance both the function and aesthetics of the home. The shingles on the house were



replaced in 2021, with both single-car garages re-shingled in 2015. The fenced backyard features the new deck, 2 garages, newer retaining wall, and a firepit, offering a private space to relax or entertain, all surrounded by mature trees in a peaceful, park-like setting. This property is located close to the walking trails and golf course. It is truly move in ready and is a pleasure to show!

Built in 1946

### **Essential Information**

MLS® #	A2231502
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,002
Acres	0.22
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4201 50 Ave
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1C3

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

## Additional Information

Date Listed	June 17th, 2025
Days on Market	15
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.