\$329,900 - 5207 49 Street, Ponoka

MLS® #A2229990

\$329,900

5 Bedroom, 1.00 Bathroom, 1,300 sqft Residential on 3.10 Acres

Riverside, Ponoka, Alberta

Welcome to this unique 1300 sq ft bungalow with a detached garage, nestled on 3.1 acres bordering the scenic Battle River, right in the heart of Ponoka! The main floor offers 4 bedrooms, 1 full bathroom, an oak kitchen, and a spacious dining/living room that showcases stunning views of the river. Beautiful hardwood floors accent the living area, with some newer windows adding to the home's charm and comfort. The basement features a large bedroom and a generous family/rec room, providing plenty of space to add one or two additional bedrooms if desired. Several basement walls have been newly drywalled and are at the mudding stageâ€"ready for your finishing touches. There's also an abundance of storage throughout the home. The property is connected to town water and sewer services, while also offering its own wellâ€"perfect for watering gardens and landscaping. Over the years, the owner has made significant improvements to the land, including clearing low brush and bringing in approximately 160 tandem loads of fill, creating a beautiful, elevated space for outdoor enjoyment. Nature lovers will appreciate the abundant wildlife, including deer, waterfowl, pelicans, herons, and even a resident eagle that frequently graces the property and river skies. This special property is full of potential and truly must be seen to be appreciated!







Essential Information

MLS® # A2229990 Price \$329,900

Bedrooms 5 Bathrooms 1.00

Full Baths 1

Square Footage 1,300 Acres 3.10 Year Built 1952

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 5207 49 Street

Subdivision Riverside City Ponoka

County Ponoka County

Province Alberta
Postal Code T4J 1E1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, See Remarks

Appliances Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Storage

Lot Description Corner Lot, Creek/River/Stream/Pond, Few Trees, Gentle Sloping

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 10th, 2025

Days on Market 130 Zoning UR

Listing Details

Listing Office RE/MAX real estate central alberta

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