

# \$349,000 - 3911 46 Street, Ponoka

MLS® #A2191812

**\$349,000**

0 Bedroom, 0.00 Bathroom, 964 sqft

Multi-Family on 0.00 Acres

Riverside, Ponoka, Alberta

Affordable multi-family building on extra large lot. Good opportunity to own an investment property and live in one unit and lease the rest or continue to lease all three suites in this fully rented triplex. Very well maintained and recent upgrades include newer furnace and vinyl windows. There's a 2 bedroom 1.5 bath suite on the lower level and two 1 bedroom 1 bath suites on the main level. The large lot is zoned R4 and will accommodate expansion.

Built in 1952

## Essential Information

MLS® #	A2191812
Price	\$349,000
Bathrooms	0.00
Square Footage	964
Acres	0.00
Year Built	1952
Type	Multi-Family
Sub-Type	Triplex
Style	Bungalow
Status	Active

## Community Information

Address	3911 46 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County



Province	Alberta
Postal Code	T4J 1B5

### **Amenities**

Parking Spaces	6
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### **Interior**

Appliances	Refrigerator, Stove(s), Washer/Dryer
Has Basement	Yes
Basement	Full

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	97
Zoning	R4

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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