



GRASSROOTS
REALTY GROUP

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**5018 56 Avenue
Ponoka, Alberta**

MLS # A2224017



\$185,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,218 sq.ft.	Age:	1938 (87 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Shingle
Basement:	Partial, Unfinished
Exterior:	Stucco
Foundation:	Block
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: 2nd Washer, Wood Stove, Fire Pit

Classic 1 1/2 storey home situated in Downtown Ponoka. The main floor features a large kitchen with plenty of cabinet space, nice sized living room with wood burning stove, two bedrooms plus a main floor laundry, and a convenient porch at the entrance. Two smaller bedrooms and 3 piece bathroom complete the upper level. There is plenty of extra storage space throughout the home. Roof repairs were completed, and new shingles added in 2024. The original waste water line was replaced along with a backwater (back flow) valve in 2019. The electrical panel was upgraded to 100 Amp in 2011. Hot water tank was new in 2017. The big, 75' x 120' lot provides plenty of room to add a garage, and a beautiful place to garden. The back fence (built in 2017) swings open for RV, utility trailer, etc. parking access from the back lane.