



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5205 53 Avenue
Ponoka, Alberta**

MLS # A2231396



\$345,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,301 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

5-Bedroom home with downtown location. This immaculate, well-maintained home offers a perfect blend of comfort, style, and convenience, situated near schools and shopping. Step inside to discover an inviting, open floor plan with beautiful hardwood floors and elegant granite countertops. The spacious main floor features a bright and airy living area, as well as a convenient main-floor laundry room. The fully finished basement is a standout with a large recreation/family room with a cozy Napoleon gas stove, ideal for relaxing or entertaining. Two additional bedrooms and a 3-piece bathroom provide ample space for family or guests. The 24x24 heated garage is a perfect offers space for parking and workspace. The home's outdoor space is equally impressive. A covered, screened-in deck allows you to enjoy the outdoors without worrying about the elements, making it a perfect spot to unwind or host guests. This home truly has it all – space, comfort, and convenient location.