



GRASSROOTS
REALTY GROUP

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**5119 63 Ave Close
Ponoka, Alberta**

MLS # A2232884



\$399,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,057 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan

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

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, all blinds and window coverings, 2 garage door openers and 2 controls

Discover this beautifully updated, family-oriented home nestled in a quiet cul-de-sac. Proud of ownership is apparent in this beautifully renovated and well cared for home. Enter the front door to a bright, open main floor with a welcoming living room, complete with a gas fireplace for cozy evenings. The fully renovated kitchen and dining area shine with sleek granite countertops, soft-close cabinetry, a stainless steel appliance suite, upgraded GFI electrical outlets, and a spacious pantry. Enhanced with Roxul R-14 insulation, spray foam-sealed windows, and modern lighting, this space is both stylish and energy-efficient. Luxury vinyl flooring and refreshed trim create a contemporary feel, with popcorn ceilings removed (except in the master) for a smooth knock-down texture. The main floor offers three bedrooms, including two north-side rooms with sound insulation and upgraded Roxul exterior wall insulation for added comfort. A chic bathroom (2017) features granite counters, sound-insulated walls, and code-compliant electrical. A new rear exterior door (2019) with built-in blinds and spray foam insulation boosts both efficiency and curb appeal. The expansive basement is perfect for relaxation or entertaining, featuring a large bedroom, a 3-piece bathroom, and a versatile family/rec room with a WETT-certified wood-burning stove (2022) for warmth and ambiance. A sizable storage room keeps everything tidy. The attached double garage, with new garage doors, adds convenience. Outside, enjoy a large, fully fenced yard (new fencing on three sides, 2023) with a deck and fire pit, ideal for gatherings. This move-in-ready gem combines modern upgrades with inviting charm, ready for your family to call home.