



GRASSROOTS
REALTY GROUP

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**5207 60 Ave
Ponoka, Alberta**

MLS # A2233896



\$224,900

Division:	Central Ponoka		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	877 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: All blinds

You will want to check out this recently updated 3 bedroom home offering comfort, convenience, and great value. Whether you're just entering the market, looking to invest, or hoping to downsize, this property checks all the boxes. Step onto the charming front porch and into a spacious living room filled with natural light. The functional kitchen opens to a dedicated dining area, perfect for everyday meals or hosting friends and family. The main floor also features a convenient laundry closet in the hallway, complete with upper storage cabinets to keep things tidy and organized. You'll find three generously sized bedrooms at the back of the home, each with large windows and ample closet space. A full 4-piece bathroom completes the main level. Downstairs, the full basement offers excellent potential and is ready for your personal touch, whether you need extra living space, a home gym, or storage. New carpets have just been installed in the bedrooms and hallway. Some fresh paint has also been added. Outside, enjoy a backyard that could be fenced or have a single garage added! There is currently additional rear parking. This home is close to playground and school and is worth a look!