



GRASSROOTS
REALTY GROUP

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

**5213 59th Ave
Ponoka, Alberta**

MLS # A2235381



\$379,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,292 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	C2/R2
Utilities:	-

Inclusions: All blinds, central vac and attachments, garage door opener and 2 controls, storage shed, fire pit, T.V bracket in kitchen, raised flower bed, all shelving and cabinets in garage, deep freezer, some furnishings, fridge in basement

You will love this spacious and well-maintained 1292 sq. ft. home with 4 bedrooms and 3-baths! This property features the perfect blend of comfort, functionality, and recent upgrades. The main floor features a large, light-filled living room, that is perfect for everyday living or entertaining. The well-sized recently renovated kitchen (2023) is both stylish and practical, featuring quartz countertops and a beautiful tile backsplash, along with a dining area that's ideal for family meals or hosting guests. Step into the fully enclosed sunroom for a peaceful space to relax, unwind, or enjoy your morning coffee year-round. The main-floor laundry room adds convenience with a utility sink, plenty of storage cabinets, and a brand-new washer (2025). The main floor also includes a 4-piece bathroom with a jetted tub, a comfortable second bedroom, and a spacious primary suite with a walk-in closet and private 3-piece ensuite. Throughout the home, you'll find custom blinds that add a touch of elegance and privacy. The fully developed basement extends your living space with a generous family room, two additional bedrooms, another full 4-piece bathroom, and a large mechanical/storage room. Major updates include a new furnace (2022) and hot water tank (2023). The current fridge in the kitchen will be replaced with a new one. Outside, the beautifully landscaped backyard is a private oasis, filled with mature trees and shrubs that enhance the sense of seclusion. A storage shed offers even more space for tools and garden essentials. There is also enclosed storage under the sunroom with a concrete floor. The oversized double attached garage provides ample parking and additional storage. This thoughtfully updated home is move-in ready and located in a quiet, established neighborhood, and is perfect for your next chapter.

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