



GRASSROOTS
REALTY GROUP

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**5210 56 Avenue
Ponoka, Alberta**

MLS # A2237643



\$329,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Stucco
Foundation:	Poured Concrete
Features:	Wet Bar

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

Inclusions: All blinds and window coverings, garage door opener and control, storage shed, central air conditioning unit, 3 bathroom cabinets in main floor bathroom

Welcome to this well maintained and updated 3-bedroom, 2-bath bungalow that showcases comfort, functionality, and charm on a quiet street. Step inside and be greeted by a bright and inviting living room, where large newer windows allow natural light to pour in and create a warm, welcoming atmosphere. Enjoy year-round comfort with the added benefit of central air conditioning. The adjoining newer kitchen is both fresh and functional, offering a full suite of appliances, generous countertop space, and ample cabinetry for all your cooking essentials. A cozy dining area just off the kitchen provides the perfect setting for everyday meals and special gatherings alike. The main floor features three comfortable bedrooms, including a spacious primary, along with a full bathroom. All windows throughout the home have been replaced, enhancing energy efficiency and aesthetic appeal. Whether you're raising a family or need extra room for guests or a home office, this layout offers flexibility and ease of living. Head downstairs to discover a developed basement. The large family room is a great space for movie nights or weekend get-togethers, and the built-in wet bar adds a touch of fun and convenience. Also located on this level is a 3-piece bathroom, a laundry room with a utility sink and additional shelving for storage, and a large workshop tucked behind a rustic sliding barn door—ideal for hobbyists, crafters, or extra storage. Outside is the fully fenced sprawling backyard, where privacy and tranquility await. Enjoy the garden plot, perfect for growing your own vegetables or flowers, and take advantage of the handy storage shed to keep your outdoor tools and toys neatly tucked away. From the moment you arrive, you'll be impressed by the excellent curb appeal, thanks to the expansive driveway leading up to a spacious attached double

garage measuring 25' x 21'. It is perfect for vehicles, storage, or hobbies. Whether you're a growing family or simply looking for a home with space to spread out, this property offers the perfect combination of thoughtful design, practical features, upgrades and a welcoming atmosphere you'll love to come home to.