



**#2, 5011 55 Ave
Ponoka, Alberta**

MLS # A2245918



\$179,000

Division:	Central Ponoka		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	545 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cedar, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 279

LLD: -

Zoning: R3

Utilities: -

Inclusions: All blinds and window coverings

Tucked away on a quiet, tree-lined street, this charming 2-bedroom, 2-bathroom home offers a warm and welcoming space designed for comfortable living. The main floor features a bright and open layout that includes a cozy living room, a functional kitchen with an adjoining dining area, a 2-piece bathroom, and a dedicated laundry room. Large windows throughout the home allow natural light to fill the space, creating an inviting and airy atmosphere. Durable, low-maintenance flooring runs throughout the home, complemented by ample closet and cabinet space for convenient storage. The fully developed lower level includes two generously sized bedrooms and a full 4-piece bathroom, offering plenty of room for relaxation and privacy. An assigned parking stall with power at the rear of the property ensures easy, secure parking, with additional off-street parking available. Located just minutes from downtown, you'll enjoy quick access to shopping, services, and amenities—while still enjoying the peace of a quiet residential street. Condo fees are reasonable and include water, sewer, garbage pickup, exterior maintenance, reserve fund contributions, and building insurance. Shingles are scheduled to be replaced this month.