



GRASSROOTS
REALTY GROUP

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**5218 51 Avenue
Ponoka, Alberta**

MLS # A2247166



\$234,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	876 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, garage door opener

Nestled on a quiet, mature street, this charming 2-bedroom bungalow is brimming with character and opportunity. Perfect for first-time buyers or savvy investors, the property is ideally located within walking distance of schools, downtown amenities, the Aquaplex, and tennis courts. From the moment you arrive, you'll be welcomed by a cozy enclosed front porch, in an ideal spot to enjoy your morning coffee. Inside, original hardwood floors flow throughout the main level, adding timeless warmth and charm. The bright living features decorative trim, and large windows that invite in plenty of natural light. Two comfortable bedrooms and a 4-piece bathroom are conveniently located on the main floor, along with an open kitchen with newer appliances (2018) and updated flooring. Recent upgrades add peace of mind, including PEX plumbing lines installed (2022), on-demand hot water tank (2016), newer furnace (2016), upgraded electrical to 100 amp service, and some newer windows. At the back of the home, a second enclosed porch provides handy storage space or potential for creative use. The mostly unfinished basement offers ample room to expand the living space or add additional bedrooms, with the laundry area already in place. Outside, a single-car garage offers secure parking and extra storage. The backyard is shaded by mature trees, on an established fenced lot. With its inviting charm, functional layout, thoughtful upgrades, and prime location, this home is an excellent opportunity to put down roots or invest in a growing community.