



GRASSROOTS
REALTY GROUP

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5114 57 Ave
Ponoka, Alberta

MLS # A2249861



\$399,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, garage door opener and 2 controls, central vac (as is)

This beautifully maintained 1193 sq. ft. home is nestled on a spacious lot with ample room inside and out. Thoughtfully designed, this home boasts a functional yet comfortable layout. The main floor bright and airy living room is flooded with natural light through large windows. The standout kitchen offers abundant counter space, upgraded appliances (2023). The adjoining dining room overlooks the fenced backyard and opens onto a spacious deck, ideal for entertaining or unwinding outdoors. The main floor also includes a full bathroom, a roomy bedroom, and a primary suite with its own ensuite and plenty of closet space. The conveniently located main floor laundry room features newer washer and dryer for added peace of mind. The lower level features a large, welcoming family room, two generously sized bedrooms, a full bathroom, and a convenient storage area with built-in shelving. An attached double garage provides secure parking and extra storage. This home shines with recent improvements, showcasing exceptional value: new upstairs flooring (2021), updated shingles, siding, and fascia (2022), new windows on main floor (2023), a new garage door (2025), and a freshly painted deck (2025). The landscaped yard is a delight, boasting fruit trees and shrubs, including raspberries, an apple tree, and a fragrant mock orange tree in the front yard. With its thoughtful upgrades, excellent layout, and charming outdoor space, this home is a must-see opportunity.