



**GRASSROOTS**  
REALTY GROUP

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**5120 48 Avenue  
Ponoka, Alberta**

**MLS # A2251277**



**\$259,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Central Ponoka  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 768 sq.ft.  | <b>Age:</b>   | 1953 (72 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Detached, Garage Door Opener, Off Street |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot            |               |                   |

|                    |                                    |
|--------------------|------------------------------------|
| <b>Heating:</b>    | Baseboard, Forced Air, Natural Gas |
| <b>Floors:</b>     | Vinyl Plank                        |
| <b>Roof:</b>       | Asphalt Shingle                    |
| <b>Basement:</b>   | Finished, Full                     |
| <b>Exterior:</b>   | Wood Frame                         |
| <b>Foundation:</b> | Block, Poured Concrete             |
| <b>Features:</b>   | Closet Organizers, Pantry          |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | C1 |
| <b>Utilities:</b> | -  |

**Inclusions:** Sheds(2), Garage Fridge (Brand New), Deep Freeze in Garage

Very quaint, updated bungalow on a corner lot with a double detached garage, in a very convenient and walkable location of Ponoka! There are 2 bedrooms on the main floor and 1 in the basement with 1.5 baths, a private, fully fenced and landscaped yard & a covered deck! Upgrades over the years include: new washer & dryer, & stove in the last year, two new fridges (August 2025), eavestroughs on garage and covered deck, plumbing, electrical, flooring, doors, jambs hardware, lights, some windows, shelving, thermostats, parging, exterior lights, updated kitchen with a farmhouse sink, water tank, boiler system, & shingles. The kitchen has two counter top seating spots - one overlooking the backyard and one looking into the living room. The two main floor bedrooms are good sizes and the 4 pc bath is bright and functional. Laundry and an extra storage room (would be great for canned goods and pantry items) downstairs, with a family room, 2 pc bath, and another bedroom/den. The garage, built in 1983 measures 23'4"x23'3", ample room to park two vehicles, has a workbench, storage shelves, an extra fridge and deep freeze. You will love spending time in the backyard, which you can rain or shine under the covered deck! Level lawn, mature trees & 2 newer sheds. Tons of value, great location and very affordable whether just starting out or downsizing.