



5012 51 Avenue  
Ponoka, Alberta

MLS # A2255165



**\$295,000**

**Division:** Central Ponoka

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,791 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Stucco

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All blinds and window coverings, 2 fridges, stove, deep freezer, 2 microwaves

Historic Elegance with Modern Potential &ndash; Downtown Gem! This is a unique opportunity to own a beautifully restored historic property that includes a commercial space, and residential unit, in the vibrant heart of downtown. Perfectly situated on a revitalized, high-traffic street, this one-of-a-kind building combines timeless charm with modern upgrades and offers incredible flexibility for both commercial and residential use. The main level features an inviting commercial space ready for your business vision, while the upper floor showcases a fully renovated studio suite designed for style and comfort. With two bathrooms, a warm and functional living area, and private access to a deck, raised garden beds, and a patio, this suite is ideal for relaxation or entertaining. With a simple window modification, it can easily be reconfigured into a one- or two-bedroom home, expanding its versatility. Thoughtful upgrades completed in 2023/2024 ensure worry-free ownership, including new sewer and water lines, plumbing, electrical, furnace, air conditioning, flooring, framing, drywall, fire door, front door, eavestroughs, and more. The outdoor space has also been transformed with new fencing, landscaping, additional garden areas, and beautifully built decks. Blending historic character with extensive modern improvements, this property may also qualify for historic preservation grants&mdash;an added bonus for investors and entrepreneurs. Whether you&rsquo;re looking to establish a thriving business, generate rental income, or enjoy the convenience of living and working in one central location, this unique downtown property is ready to make your vision a reality.