



**GRASSROOTS**  
REALTY GROUP

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**5001 44 Ave  
Ponoka, Alberta**

**MLS # A2256774**



**\$369,000**

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, 1 garage door opener and 2 controls, storage shed, firepit

Welcome to this extensively upgraded, beautiful bungalow overlooking the scenic river valley! From the moment you step inside, thoughtful updates and charming features will capture your attention and invite you to explore further. The new kitchen is a standout with matching appliances, abundant counter and cupboard space, and eye-catching exposed brick details that bring warmth and character. A spacious dining room offers the perfect setting for gathering with family and friends, while the bright and inviting living room at the front of the home creates a welcoming space to relax. The main level features the primary bedroom as well as a stunning 5-piece bathroom complete with a freestanding tub and double vanity. Just off the main living space, a unique enclosed breezeway/back porch adds extra versatility. While not heated, it provides a cozy spot to enjoy year-round comfort or additional storage, staying pleasantly warm even through the fall and winter months. The fully finished basement offers even more living space with a laundry area, an additional bedroom, a 3-piece bathroom, a large family room, and a flex space ready to suit your lifestyle needs. A generous storage room completes this level. Outside, the property continues to impress. There are two detached garages! One has an oversized overhead door facing east and overlooking the Battle River, currently being used as a home office/Man Cave, with incredible views and no neighbors on this side. Would also be great for an RV garage or used for additional vehicle parking. The second garage, measuring 23.3 x 23.4, provides ample room for vehicles, hobbies, or extra storage. The newly fenced backyard is private, beautifully landscaped, and adds to the overall charm and tranquility of this one-of-a-kind property. So many upgrades have been completed in the last few years including new windows, flooring,

paint, kitchen, bathrooms, and lighting. It is modern and functional, and such a pleasure to show!