



GRASSROOTS
REALTY GROUP

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**5009 54 Avenue
Ponoka, Alberta**

MLS # A2256902



\$289,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Paved, RV Access/Parking, Single Garage Detach		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Open Floorplan, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: Fridge, Induction Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Heater & Shelving

CHARMING BUNGALOW LOCATED ON A LARGE LOT CLOSE TO DOWNTOWN! This two bedroom, two bathroom home offers a lovely open floor plan with large windows and a neutral color palette throughout. The bright, spacious living room flows seamlessly into the kitchen offering lots a counter/cabinet space and all new stainless appliances. Two bedrooms on the main floor which include the roomy primary bedroom with double closets. Four piece bathroom includes a corner jet tub and separate shower. Laundry is conveniently located on the main floor along with additional cabinets for storage. Head down to the lower level which extends your living space and offers brand new carpet throughout the family room/rec space. Four piece bathroom, storage and utility room complete the lower level. Step outside to enjoy the fully fenced yard south west facing yard. You're also sure to love the freshly paved driveway which leads up to the heated single car garage perfect for protecting your vehicle and toys from the elements. Hot water tank replaced in 2025 as well. This home offers pride of ownership and is awaiting its new owner!