



GRASSROOTS
REALTY GROUP

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**5104 54 Avenue
Ponoka, Alberta**

MLS # A2260318



\$339,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: High Efficiency, Forced Air

Floors: Ceramic Tile, Vinyl Plank

Roof: Metal

Basement: Finished, Full

Exterior: See Remarks, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: Shed

This hidden gem offers a perfect blend of character and modern upgrades, located close to schools and ample parking. With 905 sq ft on the main level and a fully finished basement. Main Floor Features: Beautifully updated kitchen with granite countertops, a coffee bar, pantry, and newer appliances * Two spacious bedrooms and a renovated full bathroom * Classic architectural charm with original unique entrances to the living areas * New vinyl plank flooring, with untouched original hardwood for vintage appeal * New windows throughout for improved energy efficiency. Basement is fully finished with 2 additional bedrooms, a half bath, and two living areas—perfect for a rec room, home office, or guest space * Large utility room featuring a high-efficiency furnace, on-demand water heater, laundry area, and extra cupboards for storage. Exterior features metal roof with snow guards for durability and peace of mind * New siding and eavestroughs * Front and back decks * Fully fenced backyard with a brand-new 12x30 deck—ideal for entertaining. * Single-car garage has been updated with new paint, shingles, insulation, and sheeting; new garage door and opener to be installed before closing. * Gravel parking pad behind the fence provides additional parking for vehicles/RV. * Low-maintenance yard. * This home is perfect for first-time buyers, small families, or anyone looking for an updated home with character and functionality. Don't miss your chance to own this move-in-ready bungalow!