



GRASSROOTS
REALTY GROUP

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**5120 53 Avenue
Ponoka, Alberta**

MLS # A2261565



\$265,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	931 sq.ft.	Age:	1934 (91 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating: Electric, Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

2 bedroom 2 bath, move-in ready, character home in the heart of Ponoka! This home is situated on a large corner lot surrounded by spruce trees and a newer fully fenced yard! The main floor of this home is bright, cozy and features: high ceilings, a spacious kitchen, combined dining and living room and 4 piece bath. The upper level offers two spacious bedrooms with room for that king sized bed, so much character, charm, and a 2 piece bath. The basement provides ample space for storage and laundry. Recent upgrades since 2020 include: new shingles, new HWT (2023), new flooring, new fully fenced backyard, new paint, new main floor toilet and vanity, 2 newer windows, and a new garage door. You're sure to love the large 25x23 detached garage perfect for your toys, vehicles and storage needs. Enjoy the HUGE landscaped backyard with a fire pit, offering privacy and still tons of yard space, perfect for pets, and entertaining friends and family gatherings. This charming home offers tons of value in a great location, walking distance to excellent schools, shopping and recreation center.