



GRASSROOTS
REALTY GROUP

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**5117 47 Avenue
Ponoka, Alberta**

MLS # A2263913



\$285,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2nd Fridge, Stove Top, BI Oven, Countertop Dishwasher & Shed.

Welcome to this well-kept 5-bedroom, 2-bathroom home offering 1,233 sq. ft. of comfortable living space on a 6,000 sq. ft. lot. Nestled on a quiet, tree-lined street, this property provides a wonderful blend of small-town charm and everyday convenience—just a short walk to downtown Ponoka where you’ll find shops, restaurants, and essential amenities. The main floor features a bright and spacious living area, three comfortable bedrooms, a full bathroom, and a generous kitchen/dining area perfect for family gatherings. The kitchen is full of character, featuring thoughtful details like a built-in spice cupboard and a convenient flour drawer—unique touches that you don’t often find in today’s homes. Downstairs, you’ll discover two additional bedrooms, a den, a second bathroom, and a laundry area, plus an unfinished space ready for your personal touch—whether you envision a rec room, workshop, or extra storage. Outside, enjoy a single detached garage, extra parking at the back, and a handy storage shed. With plenty of room for outdoor activities and a peaceful setting, this property offers a great opportunity to settle into a friendly community while still being close to everything you need.