



GRASSROOTS
REALTY GROUP

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**5218 56 Avenue
Ponoka, Alberta**

MLS # A2269138



\$350,000

Division:	Central Ponoka		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,454 sq.ft.	Age:	1953 (72 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	Crawl Space	LLD:	-
Exterior:	-	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: fridge and stove x 2. Washer and dryer x 1. Dishwasher x 1. Window coverings x 2

Unique property with several different options available. Full side by side duplex on 1 title. Each unit is a 2 Bedroom, 1 bathroom. Subdivision Potential: Possibility to subdivide lot to build a single- family home or another duplex. Flexible Living and Investment Options: Rent both units for maximum income. Live in one unit and rent the other. Long term tenant in west unit wishes to stay. East unit is vacant. Upgrades and condition: Vacant unit features a newly renovated kitchen. Both units have large windows throughout for abundant natural light. Property is well maintained and in excellent condition. Accessibility: One level living, ideal for seniors or those with mobility needs. Recent improvements: two new 100-amp electrical panels. LED lighting. Washer, Dryer, hot water tank replaced 3 years ago Comfort and Convenience: West side – Window A/C unit. East side – stationary vented A/C in living room. Laundry room is separate from units and shared by both. Crawl space with concrete floor and individual counterflow furnaces. Commercial-grade torched roof system with silver coating for durability and heat reflection. Soundproof walls. Underground power and fibre optic. Tenant and Owner Responsibilities: Owner pays water, sewer, and garbage. Tenant pays gas and electricity. Tenant also takes care of lawn maintenance and snow removal Bonus Income Potential: Detached, insulated, and drywalled two-car garage – rentable separately for additional income or a perk for tenants.