

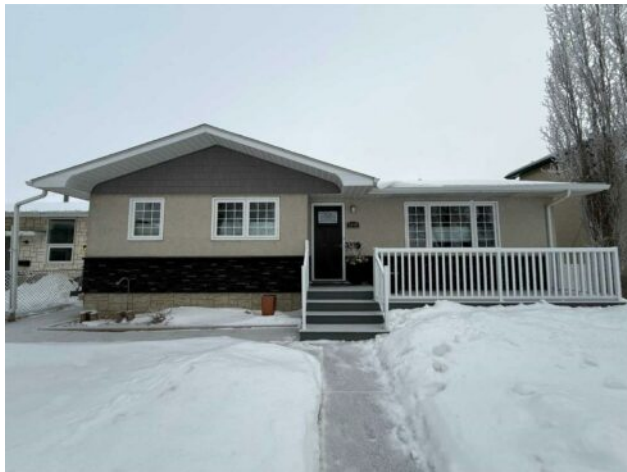


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5110 46 Ave
Ponoka, Alberta**

MLS # A2276503



\$339,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: All blinds and window coverings, garage door opener and 1 control, 2 storage sheds (as is)

Welcome to this beautifully upgraded Bungalow with great street appeal! ideally located in a mature neighborhood just steps from the swimming pool and Senior Drop In Center and close to the grocery store, medical clinic, and downtown amenities. Offering 2 bedrooms and 2 bathrooms, this move-in-ready home is an excellent opportunity for first-time buyers, downsizers, empty nesters or investors with main floor living. Inside you are greeted with a bright and welcoming living room, filled with natural light from all newer windows. The fully renovated main floor showcases new flooring, new kitchen cabinetry, stainless steel appliances and an attached eating area; which is perfect for everyday living and entertaining alike. Down the hallway, you'll find a stylish main bathroom, featuring a new tub and vanity, along with a generously sized bedroom and a comfortable primary bedroom with a sizeable closet. New window coverings add further appeal! A large main floor laundry room with added storage provides excellent functionality and organization. The basement has been thoughtfully upgraded, having been gutted and re-insulated along all exterior walls, with new electrical throughout, a new furnace, new hot water tank, and a new sump pump installed for added peace of mind. The lower level is currently configured with a bedroom, living area, large storage/utility room, and has a completed 3-piece bathroom. The basement has future potential with the final finishing left to complete. Outside, this home continues to impress with significant exterior upgrades, including new exterior doors, shingles, eavestroughs, and an updated front exterior with a new front deck. Additional insulation in the attic enhances energy efficiency, while landscaping along the rear of the home has been professionally graded to slope away from the house. Enjoy the fully fenced backyard,

ideal for kids and pets. There is also a detached garage with auto- opener and additional rear parking for added convenience. This extensively renovated bungalow combines modern updates, quality improvements, and an unbeatable location, for a truly turnkey property ready for its next owner.