



**5011 64 Avenue  
Ponoka, Alberta**

**MLS # A2279161**



**\$200,000**

<b>Division:</b>	Co-op Subdivision		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** The panels and posts to finish off the wood fence in the back . 10x 14 shed in the backyard ( 2023)

The perfect starter home or ideal downsize opportunity! This charming home features three rooms and is located in a quiet, family-oriented neighborhood on a large lot with plenty of outdoor space. Conveniently situated close to a playground and one nearby school, it offers a great location for families or those seeking a peaceful community. The functional layout feels open and bright, with plenty of natural light throughout. Recent upgrades include updated flooring, fresh paint, renovated kitchen and bathroom cabinets, newer windows, and brand-new siding in 2024, providing modern appeal and added value. The huge, fully fenced backyard is ideal for pets, play, or entertaining, with all materials remaining to complete the wood fence. With its thoughtful updates, excellent lot size, and desirable neighborhood, this home is a fantastic place to start or simplify.