



**5120 53 Avenue  
Ponoka, Alberta**

**MLS # A2285140**



**\$259,000**

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1934 (92 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters		

**Inclusions:** None

Click brochure link for more details. Move-in ready 2-bedroom, 2 bath detached 1 1/2 story character home with a large 2 CAR DETACHED GARAGE located in the heart of Ponoka! Situated on a large corner lot with mature spruce trees and a FULLY FENCED in back yard with a full row of cedar trees which will grow up to 18 ft for privacy! The main floor of the home features a spacious kitchen, combined dining and living room and 4-piece bath, while the upper level offers two spacious bedrooms, and a 2-piece bath, making it an ideal layout for families or guests. A full washer and dryer are located in the basement. This home has received substantial updates since 2021 including: new shingles, new hot water tank, new flooring, new paint throughout, new fence, two new windows, new front door, updated kitchen and bath. This home is steps to a beautiful park, schools and recreation facilities, with easy access to excellent shopping, dining and all other amenities within walking distance.