



**5209 60 N
Ponoka, Alberta**

MLS # A2285999



\$225,000

Division:	Central Ponoka		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	962 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Garden shed

Opportunity knocks! This 1/2 duplex with no condo fees offers smart, affordable ownership without sacrificing space or flexibility. The main level features 3 comfortable bedrooms and the convenience of main floor laundry — ideal for families or anyone wanting one-level living. Downstairs, the unfinished basement with a separate second entrance opens the door to future development possibilities — whether you’re thinking additional living space, a secondary suite (subject to municipal approval), or simply added value over time. Located close to schools, shopping, and everyday amenities, this property checks the boxes for homeowners and investors alike. Solid layout, strong potential, and room to grow.