



**5209 57 Avenue
Ponoka, Alberta**

MLS # A2286157



\$499,900

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,299 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions: none

Here is a perfect opportunity to move into this brand new home for a great value. This home has a practical open floor concept, with a 1299 Sq Ft bi-level attached to a extra wide double garage and contains all the right components for a family to call this newly constructed house a home. The main level consists of the kitchen, dining room, living room, 3 sizable bedrooms, a main bathroom and an en suite bathroom as well. In the basement you will find it to be fully finished with 2 bedrooms, 1 bathroom, laundry room, bonus room and the family room. Basement has a separate entrance from the garage. This home is in a convenient location when it comes to less than 400m to the Ponoka Civic Centre and Library and easy access to Highway 2A