



**5306 52 Avenue
Ponoka, Alberta**

MLS # A2288290



\$259,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1937 (89 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings

Whether you're looking for your first home or a smart addition to your investment portfolio, this well-cared-for 2 bedroom, 2 bath, Bungalow, on a sizable lot, offers comfort, character, and a desirable location close to schools and park. From the moment you arrive, you'll appreciate the inviting cabin-inspired charm, complete with a spacious covered front veranda with Duradeck covering, overlooking the quiet street. Step inside to a generously sized living room featuring a gas fireplace that serves as a warm and welcoming focal point. There is plenty of space here for comfortable seating and everyday living. In the heart of the home, you'll find a dedicated dining area with ample room for a full table and chairs, seamlessly connecting to the kitchen. The kitchen is fully equipped with appliances and offers abundant counter and cupboard space for all your essentials. The main floor is complete with a comfortable primary bedroom, an additional spacious bedroom, and a 4-piece bathroom. For added convenience, there is a chair lift to the basement that features a 3-piece bathroom, laundry space, and the furnace/mechanical room. Outside, enjoy a rear covered porch, and a nicely landscaped yard. The oversized detached garage provides excellent storage and secure parking. There is also a carport with asphalt and additional parking at the back for extra vehicles, RV or utility trailers. This property has been well cared for over the years with several improvements by its long term owner. Pride of previous ownership is very apparent!