



**5020 61 Avenue Close  
Ponoka, Alberta**

**MLS # A2288447**



**\$415,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Park		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Hot Tub & A/C

Pride of ownership shines throughout this lovingly cared-for home, enjoyed by the same owners for nearly two decades. Perfectly located in central Ponoka, you're just steps from schools, parks, shopping, and everyday amenities—an ideal blend of comfort and convenience. Extensive Upgrades Inside & Out Major exterior updates were completed in 2022, including new shingles, insulation & Drywall inside the garage, siding, eaves, and windows, along with composite decking, a new patio door, and a new sidewalk. Room to park a RV. Inside, the home continues to impress with: New dishwasher, Updated counters, backsplash & ceramic sink, Fresh laminate flooring throughout, Modern paint, Updated main bath sink & taps, All new toilets, New fireplace fronts up and down, A/C (2004–2025), Boiler system (2014) Hot water tank (approx. 2018). Feel the Comfortable while in this Functional Layout. The main level offers 2 bedrooms, 2 bathrooms, and the convenience of main-floor laundry. Step directly from your kitchen onto a private patio, perfect for morning coffee or evening relaxation—complete with a well-maintained hot tub. The Finished Lower Level w/ Private Entrance has a standout feature, offering incredible flexibility. With its own kitchen, bathroom, two additional bedrooms, and a spacious living area, it's ideal for extended family or guests. With thoughtful upgrades already completed and space to personalize, this property is ready for its next chapter.