



**5001 62 Avenue
Ponoka, Alberta**

MLS # A2293011



\$374,900

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	None		
Lot Size:	0.39 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 fridges, 2 stoves, 2 washers, 2 dryers

Spacious double lot with huge Bungalow featuring an incredible amount of living space and flexibility. It is ideal for large families or those looking for a great revenue property. With a thoughtful layout and generous square footage on both levels, this home provides comfort, function, and versatility. The upper level features a spacious primary bedroom along with two additional bedrooms. Two convenient bathrooms serve this level, while the bright living room provides a welcoming space to relax or entertain. The kitchen offers plenty of workspace and cabinetry and flows nicely into the dining area, creating a practical setting for everyday meals and gatherings. The lower level expands the possibilities even further with its own full living area. This level includes a second kitchen and dining space, a comfortable living room, and a large flex area that could be used as a recreation room, home office, gym, or additional family space depending on your needs. Two more bedrooms are located on this level, along with both a 3-piece bathroom with laundry and a 4-piece bathroom with laundry, adding convenience and functionality. Recent updates add further value and peace of mind, including a durable metal roof installed in 2025, a hot water tank replaced within the past three years, freshly painted lower-level living areas in 2025, and a recently upgraded bathroom on the lower level. With its unique layout, abundant square footage, and numerous updates, this property presents a rare opportunity to own a spacious home that offers exceptional flexibility for a variety of living arrangements.