



**5213 55 Avenue
Ponoka, Alberta**

MLS # A2294423



\$229,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Built-in Features		

Inclusions: Any and all window coverings, garage opener and controllers, storage shed, some furnishings are negotiable (please contact realtor for list of available items)

Step inside this lovingly cared for 2 bedroom/1 bathroom bungalow located on a picturesque tree lined street in central Ponoka. This home shines with well thought out space saving design combined with a historic charm. The main floor is comprised of an open flowing living room, kitchen, and dining area. Off the living room are the 2 bedrooms with built in cabinets and the 4-piece bathroom. The basement is a functional space currently used for laundry, a workout area, an office space, and storage. The mature yard is full of trees, shrubs, and a hedge that adds to the beauty of the property. There is a fenced area at the back of the house for pets, or privacy while sitting at your patio. This yard leads straight into the oversized double detached garage. With room for 2 cars plus storage this is every mans dream. The garage is wired and has a gas line ran to it. Over the years this home has underwent a major renovation which included new windows throughout (2015) , a new kitchen (2015), new bathroom, all lighting upgraded, paint and flooring updated, new roof (2011), newer appliances (stove 2023) (dishwasher 2022), furnace has been inspected and maintained and had parts replaced as necessary by the professionals (new blower and humidifier installed)