



**5014, 5016 52 Avenue
Ponoka, Alberta**

MLS # A2285091



\$595,000

Division:	Central Ponoka		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	2,223 sq.ft.	Age:	1978 (48 yrs old)
Beds:	12	Baths:	4
Garage:	None, Off Street, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 4 refrigerators, 4 stoves, microwave range, 4 washers, 4 dryers, all blinds and window coverings

Here is an exceptional investment opportunity in an ideal in-town location! This well maintained 4-plex offers four fully developed units, with three of the four units extensively renovated, making it a turnkey addition to any rental portfolio. Unit 5014 features a spacious main-floor suite with three bedrooms, a 4-piece bathroom, a designated laundry room, a functional kitchen and dining area, and a large, comfortable living room. The fully developed lower-level suite mirrors the convenience above and includes three additional bedrooms, a 4-piece bathroom, its own kitchen, dining space, and living area. This provides excellent flexibility and rental potential. The opposite side of the duplex is equally well laid out. The main-floor unit offers three generously sized bedrooms, a 4-piece bathroom, a bright kitchen and dining area, a living room, and its own laundry space. The lower-level unit is fully finished and includes two bedrooms, a 3-piece bathroom, kitchen and dining area, a living space, a laundry room, and a dedicated office, adding extra functionality and appeal for tenants. Located in a desirable, central area of town, this property also offers ample parking at the rear, enhancing convenience for residents. With thoughtful renovations already completed and a strong, functional layout throughout, this duplex represents a fantastic opportunity for those seeking a property in a prime location.