



GRASSROOTS
REALTY GROUP

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5120 53 Avenue
Ponoka, Alberta

MLS # A2285140



\$253,800

Division:	Central Ponoka		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	997 sq.ft.	Age:	1934 (92 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters		

Inclusions: None

Click brochure link for more details. This cute 1 1/2 story character home is located just 30 mins from Red Deer and 45 mins from Leduc. This home features a spacious open concept living / dining area, main level 4 piece bath, spacious kitchen, 2 spacious bedrooms upstairs, 1.5 bath upstairs and a detached double car garage! This home is walkable to downtown Ponoka and close to all amenities. This place is perfect for first time home buyers, investors or developers! Over the past 10 years it has had some updates including 2 new windows (5-10 yrs) New Garage Door (2020) Hot Water Tank (2023) New flooring in kitchen, bath and upstairs (2021) Paint (2021) and a new bathroom vanity (2023). In addition, this property has had substantial landscaping since 2021 including; 21 privacy hedges in the front yard, 2 lilac bushes, 2 juniper bushes and 8 skybound cedars for privacy in the backyard. It also features a new fence completed in 2021 and plenty of room to put in a pool or a kids trampoline if desired. This home offers great value for the money and a place to be enjoyed for seasons to come.