



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5209 57 Avenue
Ponoka, Alberta**

MLS # A2286157



\$499,900

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,299 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: See Remarks

Features: Kitchen Island, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: none

Here is a perfect opportunity to move into this brand new home for a great value. This home has a practical open floor concept, with a 1299 Sq Ft bi-level attached to a extra wide double garage and contains all the right components for a family to call this newly constructed house a home. The main level consists of the kitchen, dining room, living room, 3 sizable bedrooms, a main bathroom and an en suite bathroom as well. In the basement you will find it to be fully finished with 2 bedrooms, 1 bathroom, laundry room, bonus room and the family room. Basement has a separate entrance from the garage. This home is in a convenient location when it comes to less than 400m to the Ponoka Civic Centre and Library and easy access to Highway 2A