



**5112 55 Ave
Ponoka, Alberta**

MLS # A2296483



\$324,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Garage door opener and 2 controls, firepit

This spacious move-in ready home offers comfort, space, and great potential for future growth. As you step inside, you're greeted by a sizeable and inviting living room that is perfect for relaxing or entertaining guests. Just off the kitchen, you'll find a dedicated dining area ideal for family meals and gatherings. The kitchen has been renovated with newer countertops and backsplash and is fully equipped with all appliances, ample counter and cupboard space to meet your everyday needs. On the main floor, there are two bedrooms, including a spacious primary bedroom complete with 2 large closets and a convenient ensuite. A full bathroom completes the main floor. The functional laundry area with organized storage is located at the side entrance of the home between the main and upper level for added convenience. The lower level offers an additional bedroom, full bathroom, flex room and large rec area. Outside, enjoy a large fenced backyard with plenty of space for pets or children to play. The detached double garage, with back alley access, ensures secure and convenient parking or additional storage. This home is a fantastic opportunity for buyers looking for a well appointed home on a quiet street.