



GRASSROOTS

REALTY GROUP

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**5416 55 Street
Ponoka, Alberta**

MLS # A2301398



\$339,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, storage shed, wood stove in garage, central vac (as is)

This charming and spacious bungalow presents an excellent opportunity for first-time buyers, empty nesters, or those looking to add a solid property to their investment portfolio. Offering a functional layout and generous living space, this home is designed for both comfort and versatility. As you step inside, you are welcomed by a sizable and inviting living room, now enhanced with a new window that fills the space with natural light perfect for relaxing or entertaining. The well-appointed kitchen offers plenty of workspace and features a stylish concrete countertop, seamlessly connecting to a dedicated dining area with ample room to host family and friends. A new garden door off this area provides easy access to the backyard and deck, blending indoor and outdoor living. The main floor features two comfortable bedrooms along with a spacious primary bedroom complete with a large closet. A full bathroom conveniently serves this level, providing practical everyday living. Downstairs, the fully developed lower level expands your living space. Here you will find a large recreation room, two additional bedrooms, and a fully renovated half bathroom, along with an additional bathroom featuring a two-person hot tub creating a perfect space to unwind. This level is further complemented by a designated laundry area and a separate storage room for added functionality. This home has seen several updates over the years, including new flooring, as well as kitchen and bathroom improvements, adding both value and peace of mind. Step outside to enjoy the expansive partially covered rear deck, offering plenty of space to take in the warmer months in your own private backyard. The yard is fully fenced, providing peace of mind for families and pets. A detached double garage completes the property, offering secure parking and additional storage. With its spacious layout, thoughtful

updates, and desirable location close to schools, hospital, and shopping, this property checks all the boxes.