



5002 57 Avenue  
Ponoka, Alberta

MLS # A2304224



**\$359,000**

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Lawn		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** n/a

This 1,112 sq ft bungalow sits on a spacious corner lot, offering plenty of room both inside and out. The main floor features an upgraded kitchen with an eating counter, a bright and inviting living room, three bedrooms, and a full bathroom. The fully developed basement adds exceptional living space, complete with a massive family room and wet bar—perfect for entertaining—along with a fourth bedroom, a large laundry area, and ample storage. Outside, the expansive lot includes a paved driveway leading to a single garage with an attached carport. The private backyard is a standout feature, offering a peaceful retreat with a 16' x 12' powered wooden shed—ideal as a hobby space, workshop, or quiet getaway. A small garden area is already in place, with plenty of room remaining for further landscaping or for the avid gardener to make it their own.