



**5550 & 5552 47 Avenue Crescent
Ponoka, Alberta**

MLS # A2306915



\$399,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.33 Acre		
Lot Feat:	Front Yard, Garden		

Heating: Mid Efficiency, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Bar, Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Snow blower, Lawn mower, Barbeque

Meticulously cared for, this 1,056 sq ft bungalow is situated on two lots in a convenient location close to schools and shopping. Pride of ownership is evident throughout this well-maintained home. Upgrades include an updated kitchen featuring an abundance of oak cabinetry along with matching built-ins in the living room, triple-glazed windows, renovated 4-piece bat, newer mid-efficient furnace, and hot water tank (2006). The main floor offers two spacious bedrooms plus an additional room that was converted from a bedroom into an open sitting area off the living room. This space could easily be converted back into a third bedroom if desired. The basement features a large family room, spacious laundry room with built-in cabinetry, one bedroom with built-in desk and drawers, a 3-piece bathroom, and excellent dry/cold storage space. The outdoor space is truly a standout feature. The backyard includes a single detached garage (14x24), large garden area, and plenty of room to enjoy the outdoors. The adjoining lot offers even more possibilities with a 28x36 oversized heated double garage/workshop and additional garden space. Perfect space for hobbyists and car enthusiasts alike. Two separate titles are being sold together as one package.