



**5004 55 Avenue
Ponoka, Alberta**

MLS # A2308211



\$259,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,199 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, gas stove in basement, fridge in basement, freezer in basement, 2 garage door openers, 2 controls, some furnishings negotiable, cabinet in dining room

Step into timeless charm with this inviting home that offers a truly comforting atmosphere. As you approach, a sidewalk gently wraps around to the backyard, while mature trees and a generous lawn create a welcoming and private setting. Inside, you are greeted by a cozy main-level living room designed for relaxation, featuring multiple seating areas perfect for quiet evenings or lively conversation. The living room flows seamlessly into the dining area, creating an open and functional space ideal for entertaining family and friends. Just off this space, the kitchen offers abundant storage and a layout that keeps you connected to the heart of the home. A convenient main-floor bedroom provides flexibility and comfort, complete with ample storage and a warm, homey feel. A centrally located 4-piece bathroom completes the main level, thoughtfully positioned for easy access for both guests and everyday living. Upstairs, you will find two additional bedrooms, including a spacious primary retreat with plenty of storage and a welcoming ambiance, along with a second bedroom perfect for family or guests. The basement offers excellent storage options, including a practical cold room, adding to the home's functionality. There is also a 2 pc. functional bathroom. Outside, the backyard is set up for enjoyment, featuring a charming picnic area, a generous lawn for gatherings, and a garden space ready for your personal touch. Completing the property is a double detached garage, along with ample parking—room for additional vehicles in the back and a front cement pad for added convenience. This home blends character, comfort, and practicality—perfect for those seeking a cozy space with a touch of nostalgia.