



GRASSROOTS
REALTY GROUP

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5108 54 Street
Ponoka, Alberta

MLS # A2310180



\$245,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Paved, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Garden Shed

Charming bungalow in a convenient central location! Close to downtown shopping, schools, parks, playgrounds, and recreation facilities. The 1004 sq. ft. home features a large living room, functional kitchen with ample cabinets, 2 bedrooms on the main floor along with original hardwood flooring that adds warmth and character throughout the living room and bedrooms. The basement includes a second kitchen, living room, 1 bedroom, and a shared laundry area, providing flexibility for extended family, guests, or additional living space. Zoned R2, this property may also appeal to buyers looking for investment potential. Outside, you'll appreciate the spacious yard, single garage, and additional 10' x 8' storage shed. A great opportunity for first-time buyers, investors, or anyone looking for a well-located home with charm and versatility!