



**5013 54 Avenue
Ponoka, Alberta**

MLS # A2310361



\$212,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	808 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: china cabinet in dining room, table

This cozy 2 bedroom, 1 bathroom bungalow in Ponoka is ready for its new owner. This property has a fully functional basement providing rec space and storage. The basement has ample space to add another bedroom and bathroom if desired. The property features a single garage with back alley access, a fully fenced yard, a fence gate allowing for secured boat or rv parking, and a shed. Many windows have been upgraded to vinyl, shingles on the house were replaced in 2013 with 25 year shingle. Sewer line rodding and recoating was done in 2023, from home to the property line. This home is cozy and move in ready.