



GRASSROOTS
REALTY GROUP

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5115 61 Avenue
Ponoka, Alberta

MLS # A2314406



\$359,000

Division:	North End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,317 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: n/a

Charming 1.5 Story Character Home in Ponoka's Mature North End! This well-cared-for home offers over 1,300 sq. ft. of inviting living space and true turn-key possession. The main floor features a spacious bedroom, upgraded bathroom, bright living room, dining area, and a beautiful oak kitchen complete with island. A stunning oak banister leads to two generous upstairs bedrooms, both featuring built-in drawers and cupboards that add to the home's character and functionality. The fully developed basement includes a large family room, spacious laundry area, 3-piece bathroom, and an additional large bedroom – ideal for guests or extra family space. Numerous upgrades over the years include flooring, paint, 100 amp electrical service. More recent upgrades include front & back door, windows throughout, shingles, fascia, soffits, and added attic venting. Step outside to enjoy the large deck and fully fenced backyard, offering plenty of room for outdoor entertaining and family gatherings. The double detached garage features newer doors, with additional rear parking available. This exceptional character home combines charm, comfort, and modern updates – a must-see to truly appreciate all it has to offer!