



**5406 54 Street
Ponoka, Alberta**

MLS # A2319089



\$249,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

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

Inclusions: 1 fridge, 1 stove

This 1,176 sq. ft. bungalow is conveniently located close to schools, parks, and the hospital. The main floor features a vaulted ceiling, spacious kitchen and dining area, three bedrooms, and a 4-piece bathroom. The basement offers excellent additional living space with a kitchen, living room, one bedroom, a 3-piece bathroom, a laundry area, and an extra room with built-in bunks (window does not meet bedroom requirements). Both stoves included are gas stoves. A separate side entrance provides easy access to the lower level. Storage is abundant throughout the home, both upstairs and down. New hot water tank in 2026 and shingles replaced in 2017. The double detached garage includes a small workshop area, ideal for hobbyists or those who enjoy DIY projects. While the property requires some TLC, it offers excellent potential for first-time buyers, investors, or anyone looking for a home they can add value to over time.