



5224 51 Avenue  
Ponoka, Alberta

MLS # A2320696



**\$275,000**

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	1936 (90 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Hardwood

**Roof:** Metal

**Basement:** Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Charming 1 $\frac{1}{2}$ -storey character home ideally situated in a quiet downtown location close to schools, shopping, park, pond and walking trails. This unique home blends timeless character with thoughtful updates throughout such as the metal shingles, vinyl windows, newer fence and sidewalks. The dormers and front porch give this home extra charm. The main floor features high ceilings, refinished original hardwood flooring, original baseboards and casings, and a cozy wood stove that creates a warm and inviting living space. The beautifully remodeled kitchen and dining area offers a bright, open design with upgraded cabinetry, gas stove, a large island, and a unique touch of preserved original cabinetry that adds to the home's character. A spacious rear entryway provides convenient main-floor laundry. Upstairs you'll find a comfortable primary bedroom, a second bedroom that also works well as a home office, and a full bathroom. Outside, there's large detached workshop that could be converted to a garage with additional storage space above. There's also tons of parking off the rear alley.