



GRASSROOTS
REALTY GROUP

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**5105 53 Avenue
Ponoka, Alberta**

MLS # A2321872



\$279,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,350 sq.ft.	Age:	1939 (87 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Cute as a bug's ear and full of charm, this 1.5 story home is ready for its next chapter. Located on a 50 x 120 lot in Central Ponoka, this property offers a warm blend of character, useful updates, and practical space for everyday living. Since purchasing the home, the owner has completed several important improvements, including updated plumbing, a newly added 3 piece bathroom downstairs (2026), most main floor light fixtures, new hot water tank (2025), an added outdoor water tap, security lighting and a finished lower-level room that adds great flexibility for office, hobby, or personal-use space. The main floor offers comfortable living space with hardwood flooring, crown moulding, a bright kitchen, and an inviting feel throughout. The upper level is currently used as the primary suite, creating a private retreat with generous space. A standout feature is the added salon space, finished with a beautiful sliding barn door. It was designed for an aesthetician-style home business but could also be repurposed to suit a variety of needs. Whether you are looking for a dedicated work-from-home area, creative studio, treatment room, or additional personal-use space, this feature adds meaningful versatility. Outside, the fully fenced yard is set up for real life. There is a dedicated dog run, a large deck for entertaining, room to enjoy the yard, and back lane access. The double detached garage provides excellent parking and storage, with two additional parking spaces behind the garage. With its charm, thoughtful updates, flexible spaces, and welcoming yard, this home is a great fit for a buyer looking for character, function, and affordability in a central Ponoka location.