



GRASSROOTS
REALTY GROUP

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5218 & 5216 56 Ave
Ponoka, Alberta

MLS # A2324571



\$325,000

Division:	Central Ponoka		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,454 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

7.24% Cap rate once new rents are implemented. Unique property with several different options available. Full side by side duplex on 1 title. Each side is a 2 bedroom 1 bathroom. Subdivision Potential: Possibility to subdivide lot to build a single- family home with a secondary suite. Flexible Living and Investment Options: Rent both units for maximum income. Live in one unit and rent the other. Long term tenant in west unit wishes to stay. East unit is available immediately. Upgrades and condition: East unit features a newly renovated kitchen. Both units have large windows throughout for abundant natural light. Property is well maintained and in excellent condition. Accessibility: One level living, ideal for seniors or those with mobility needs. Recent improvements: two new 100-amp electrical panels. LED lighting. Washer, Dryer, hot water tank replaced 3 years ago Comfort and Convenience: West side – Window A/C unit. East side – stationary vented A/C in living room. Laundry room is separate from units and shared by both. Crawl space with concrete floor and individual counterflow furnaces. Commercial-grade torched down membrane roof system topped with aluminized silver reflective coating for durability and heat reflection. Underground power and cable / fibre optics. Tenant and Owner Responsibilities: Owner pays water, sewer, and garbage. Tenant pays gas and electricity. Tenant also takes care of lawn maintenance and snow removal Bonus Income Potential: Detached, insulated, and drywalled two-car garage – rentable separately for additional income or a perk for tenants. Other potential options: Option to add a second floor to house. There is room at front of house to add front driveways.