



GRASSROOTS
REALTY GROUP

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5206 61 Avenue
Ponoka, Alberta

MLS # A2327375



\$339,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, No Back L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: 2nd Fridge(in basement)

Welcome to this solid character bungalow situated on a spacious 0.30-acre corner lot. Offering 2 bedrooms on the main floor, this home features a bright, oversized living room, a functional kitchen and dining area, and the convenience of main floor laundry. The fully developed basement provides additional living space with a large family room, 2 additional bedrooms, a 3-piece bathroom, and a generous storage room. Perfect for growing families, guests, or a home office. Numerous recent upgrades provide peace of mind, including the furnace, windows, exterior doors, shingles and new dishwasher. Both bathrooms have also been tastefully updated while preserving the home's character, highlighted by beautiful pocket doors. Outside, you'll appreciate the oversized detached double garage, paved driveway, and expansive 0.30-acre corner lot with plenty of room for extra parking, gardening, or outdoor enjoyment. This solid, well-maintained home offers the perfect combination of character, space, and value. Please note that garage has 1 opener but no remotes.