



GRASSROOTS
REALTY GROUP

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**3811 52 Avenue
Ponoka, Alberta**

MLS # A2332797



\$298,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-43-25-W4
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: Kitchen Cabinet, TV Tables

An excellent way to enter the housing market! 5 Bedroom, 3 Bathroom Bi-Level in Riverside ready for a new family! The main floor features upgraded flooring, an open Kitchen-Dining-Living Room area with access to the huge two tiered Deck, and large South facing windows for plenty of natural light. The kitchen has seen some substantial upgrades with new cabinets, and full tile backsplash. There's also 3 bedrooms on the main floor, along with an upgraded 3 piece bathroom with oversized walk-in shower, and the Primary Bedroom has a 2 piece ensuite. Downstairs there are two more bedrooms, 3 piece bathroom, a large recreation room, laundry area, and plenty of room for storage. The back yard features a fire pit, massive two tiered deck, and a garden shed. The big ticket items include original Furnace & Windows, H/W tank upgraded around 2020, S/S appliances upgraded in 2015, and the shingles are believed to have last been replaced in 2010. The fence to the South & East was updated in 2021.