



GRASSROOTS
REALTY GROUP

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**3905 52 Avenue
Ponoka, Alberta**

MLS # A2336183



\$289,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

5 Bedroom Bi-Level with Space, Potential & Private Yard! Welcome to this spacious 1980 bi-level home offering a fantastic layout and endless potential for the right buyer! Whether you're looking for a family home or an investment opportunity, this property is full of possibilities. The main floor features a bright open concept kitchen, dining, and living area, perfect for everyday living and entertaining. You'll also find a primary bedroom complete with a walk-in closet and convenient 2-piece ensuite, along with two additional bedrooms—ideal for family or guests. Downstairs offers even more living space with two large bedrooms, a generous rec room, a half bath, and a large laundry area with plenty of storage. Step outside to enjoy a fully fenced, private backyard—perfect for kids, pets, or summer gatherings—plus a handy storage shed. This home does require some TLC, making it a great opportunity to add your personal touch and build equity.