



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5613 48 Avenue
Ponoka, Alberta

MLS # A2336907



\$225,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Block, Wood	Utilities:	-
Features:	Built-in Features, See Remarks, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: work bench and tools in the work shop, 2 sheds, snow blower and rototiller

1226 sq ft bungalow on an oversized lot located close to all amenities. Home features 4 bedrooms and 2 baths, main floor laundry and a spacious living room with a wood-burning stove. Upgrades include new windows and doors and a high-efficiency furnace. Flooring includes a mix of hardwood, lino, carpet, and tile. Basement offers 2 bedrooms, family room, and 3-piece bath (all requires work). Enjoy a massive backyard with plenty of parking, gardening space, two sheds, and a 24' x 26' in-floor heated workshop that has seen many projects completed.