



GRASSROOTS
REALTY GROUP

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5401 50 Street
Ponoka, Alberta

MLS # A2338315



\$459,900

Division: Central Ponoka

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,606 sq.ft.

Zoning: C1

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Fridge, stove, washer and dryer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Completely Improved Commercial & Residential Property! This unique property offers the best of both worlds, with a fully renovated residential home attached to a completely upgraded 4-bay commercial garage with office space. Ideal for first-time buyers looking to live and run a business from home, investors seeking dual-income potential, or tradespeople needing a workshop and storage. The 2 bedroom residence has undergone extensive renovations, including new flooring throughout, fresh interior paint, a brand-new bathroom, new appliances, a new on-demand hot water system, updated lighting, and new shingles. The home is move-in ready and presents beautifully. The commercial side features a 3-bay garage with office space, set on a new 6-inch concrete slab with hydronic in-floor heating and a dedicated boiler. All interior shop walls have been finished with new 7/16" OSB, and the office includes electric baseboard heating. Two bathrooms have been roughed-in for future completion. At the rear of the property sits a large metal-sided storage shed. The entire lot is secured with new chain-link fencing and a large gate, plus fresh gravel throughout for easy access and a clean appearance. A clean environmental report is on file. The property consists of two separate titles — one for the residence and one for the shop/commercial portion — offering excellent flexibility. Located near the newer town office and a new strip mall in a high-traffic area, the property enjoys strong visibility and curb appeal. Whether you're a mechanic, handyman, or someone looking to lease vehicle storage space, the bays and workshop are ready to work. With extensive upgrades and one-of-a-kind potential, this property is well worth a closer look.

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