



GRASSROOTS
REALTY GROUP

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5006 47 Avenue
Ponoka, Alberta

MLS # A2343375



\$110,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1925 (101 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Located in the heart of downtown Ponoka, this property puts you close to the shopping, and everyday amenities — grocery store, bowling, Aqua-Flex swimming, and downtown businesses all just steps away. Zoned commercial but currently used as residential, it offers flexibility for a future owner or investor. Some windows and door handles have already been updated, and the home is ready for someone handy to bring it the rest of the way.