



GRASSROOTS
REALTY GROUP

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5117 53 Avenue
Ponoka, Alberta

MLS # A2343582



\$256,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: projector & screen, fireplace TV stand, shingles for garage, book shelf in basement bedroom

This little gem is located close to shopping and schools and boasts some important upgrades for the buyer. Home is an 800 sq ft bungalow, with 2 b/r & 1 bath on the main floor with vinyl plank and laminate flooring. The living area is open and spacious with plenty of windows for added light. Basement offers lots of space for entertaining or chilling out with 2 living area. Projector and screen are included for movie or sports nights. Large bedroom (window does not meet egress), 3 pce bathroom and laundry room, finishes off the basement. Back yard is fenced and includes a perennial bed, apple tree and a row of towering trees for privacy. Single garage with extra storage space beside and plenty of parking in the back. Home includes newer windows, new faucet and waterlines under kitchen sink, vinyl windows, siding and shingles on the house in 2023. There are shingles in the garage for the garage. Great opportunity for first time buyers or to add to your revenue portfolio. Quick possession is available.