



GRASSROOTS
REALTY GROUP

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**5120 53 Avenue
Ponoka, Alberta**

MLS # A2347085



\$249,900

Division:	Central Ponoka		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,007 sq.ft.	Age:	1934 (92 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: fridge, stove, washer and dryer, all window coverings, garage door opener and 1 control

Looking for a great starter home or a solid investment property? This charming character home sits in a walkable location close to downtown, schools, parks, and shopping, making everyday living easy and convenient. Step inside to an inviting main floor with an open living and dining area that feels bright and connected. The kitchen is spacious and updated. There is a practical 4-piece bath. Upstairs you will find two bedrooms and another bathroom, while laundry is tucked away in the basement for extra convenience. The home has been thoughtfully refreshed over the years with newer windows, a new garage door, updated flooring in the kitchen, bath, and upstairs, fresh paint, a new hot water tank, and a new bathroom vanity. These updates give it a clean, well cared for feel that shows beautifully. Outside, the yard has been improved with privacy hedges in the front, lilac and juniper bushes, Skybound cedars in the back, and a new fence. There is still plenty of open space for a trampoline, pets, kids, or gardening. The double garage is a welcome bonus as winter approaches, offering a garage door opener, covered parking and extra storage. This home is clean, cute, and ready to welcome its next owners, whether you are starting out, settling in, or adding a strong rental to your portfolio.