



GRASSROOTS
REALTY GROUP

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5217 50 Avenue
Ponoka, Alberta

MLS # A2348653



\$449,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: In Floor, Forced Air, Hot Water, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, See Remarks, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Wall oven, fridge, stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, 1 garage door opener and one control, storage shed, central vac and attachments, fire-pit, bird bath, gas barbeque, some furnishings may be negotiable, freezer in basement

This immaculate, well-cared-for Jorgenson-built bungalow is tucked away on a quiet street while still offering excellent convenience to downtown, schools, the medical clinic, shopping, and everyday amenities. Thoughtfully designed with comfortable one-level living in mind, the main floor features an open and inviting layout with minimal stairs. Natural light fills the home, especially in the spacious living room with its decorative picture window and the adjoining formal dining area. The bright kitchen features newer appliances including a wall oven and counter top stove, dishwasher, quartz counter tops, plenty of workspace, and easy access to the eating area and beautiful backyard that is perfect for enjoying your morning coffee or relaxing outdoors. Even the gas barbecue is included! The primary bedroom is located on the main floor and includes a full ensuite, while the convenient main-floor laundry room offers plenty of cabinetry and storage. The fully developed basement provides even more living space with a generous rec room highlighted by a cozy gas fireplace, two additional bedrooms, a full bathroom, utility room, and a cold room. A separate entrance from the attached double heated garage directly to the lower level is an added bonus. Outside, the beautifully landscaped and fully fenced backyard, features mature trees and established perennials, creating a private and welcoming outdoor space. A storage shed provides additional room for seasonal items and yard equipment. Recent improvements include a new furnace in 2023, two hot water tanks replaced in 2019 and 2025, and shingles replaced in 2013. From the carefully maintained interior to the lovely yard, this property reflects true pride of ownership and is move-in ready for its next owners.

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