



GRASSROOTS
REALTY GROUP

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5006 63 Avenue
Ponoka, Alberta

MLS # A2351264



\$224,900

Division:	North End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	565 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge, stove, microwave, dishwasher, wahser, dryer, all blinds and window coverings

5006 63 Avenue is a bright bi-level renovated in 2021. An open, straightforward main floor is paired with a fully developed lower level and three bedrooms, reached by a few steps down. The kitchen anchors the main floor: white cabinetry, a classic tile backsplash, generous counter space, and a dedicated pantry. Appliances replaced in the 2021 renovation, including the dishwasher, refrigerator, and microwave, are included. A window over the sink brings in daylight. Laundry is on this floor too, with a front-load washer and dryer, so the lower level stays free for bedrooms and storage. A large picture window and a ceiling fan mark the living room, which has room for everyday seating. A separate dining area keeps meals defined without closing off the floor. White walls and vinyl plank run throughout. The reno work also included fresh paint, an updated toilet and vanities, and upgraded bathroom plumbing. Painting was also updated in 2024. The finished basement carries the same standard. Three bedrooms leave room for family, guests, or a home office, including a larger bedroom of approximately 10'5" by 12'4" and two further rooms. A four-piece bathroom serves the level. Mechanicals sit in a utility room, with a separate storage area beside it. Vinyl siding and a shingled roof finish the exterior. At the back, a raised wooden deck opens off the sliding door, with stairs down to the lawn. A practical bi-level with a 2021 renovation, upgraded bathroom plumbing, main-floor laundry, a developed three-bedroom basement, and a rear deck, close to schools and playgrounds covers all the bases for easy living.