



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5008 63 Avenue
Ponoka, Alberta

MLS # A2351325



\$224,900

Division:	North End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	562 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
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:	Open Floorplan, See Remarks		

Inclusions: fridge, stove, microwave, dishwahser, washer, dryer, all blinds and window coverings

This bright bi-level at 5008 63 Avenue sits close to schools and playgrounds and is laid out for everyday family living. One half of a side-by-side duplex, it was renovated in 2021 and offers a light-filled main floor, a fully developed lower level with three bedrooms, and direct access to a raised rear deck off the dining area. The 2021 work included fresh paint, updated bathrooms, upgraded bathroom plumbing, and appliances. White walls, vinyl plank flooring, and plenty of natural light give the home a clean, updated feel. The main-floor kitchen is practical and well appointed, with white cabinetry, a classic tile backsplash, generous counter space, a double sink, and a dedicated pantry. Main-floor laundry keeps wash day simple and leaves the lower level free for living space. The open living room is anchored by a large picture window and has room for comfortable seating. A separate dining area, with a sliding door onto the deck, gives meals a defined spot without closing off the floor. Vinyl plank runs throughout, and the overall feel is calm and easy to maintain. A short flight down opens into a fully developed basement finished to the same bright standard. Three bedrooms offer flexibility for family, guests, or a home office, including a primary bedroom of approximately 9'11" by 12'4" with a closet, plus two additional rooms. A four-piece bathroom serves the level, updated in the 2021 renovation. A utility room and separate storage area keep mechanicals and overflow tucked away. Outside, the home has vinyl siding and newer shingles. The rear yard includes a raised wooden deck off the sliding door, with stairs down to the lawn. A clean, functional duplex half with a 2021 renovation, upgraded appliances, main-floor laundry, a developed three-bedroom basement, and a deck, close to schools and playgrounds. Well suited to a first-time buyer, a growing family, or anyone

looking for practical living.