

# \$269,900 - 5120 53 Avenue, Ponoka

MLS® #A2206349

**\$269,900**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Talk about curb appeal! This cozy 2 bedroom, 2 bathroom home, full of charm and character, is nestled on a generous 6000 sq ft corner lot surrounded by beautiful spruce trees. It offers a LARGE DOUBLE DETACHED(24 X 26) GARAGE FOR ALL YOUR TOYS, PARKING AND STORAGE NEEDS. The main floor of the home features HIGH CEILINGS, a spacious kitchen, combined dining and living room and 4 piece bath, while the upper level offers two spacious bedrooms, and a 2 piece bath, making it an ideal layout for families or guests. Recent upgrades since 2020 include: new shingles, new HWT (2023) new flooring, new fully fenced backyard, new paint, new windows. There is a washer and dryer downstairs and ample space for storage. Enjoy the summer nights in the landscaped backyard with a fire pit, offering privacy and still tons of yard space, perfect for pets, and entertaining friends and family gatherings. Move in ready home in the heart of Ponoka, walking distance to schools, parks, shopping and recreation centres. This home is sure to impress!

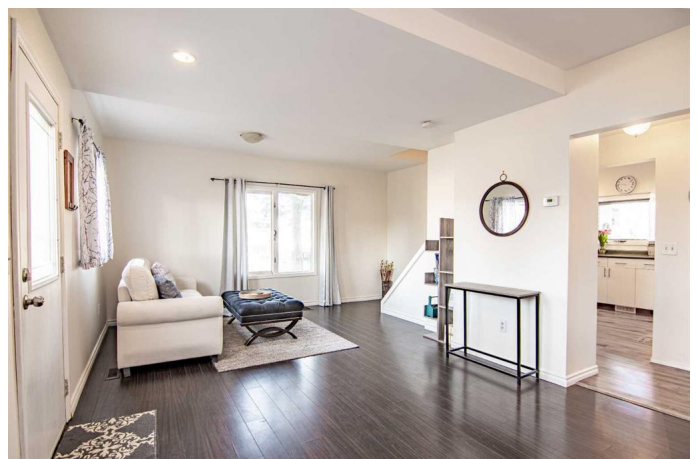
Built in 1934

## Essential Information

MLS® # A2206349

Price \$269,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 997               |
| Acres          | 0.14              |
| Year Built     | 1934              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5120 53 Avenue |
| Subdivision | Central Ponoka |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1H1        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                       |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Corner Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 35               |
| Zoning         | R3               |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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