

# \$295,000 - 5012 51 Avenue, Ponoka

MLS® #A2255165

**\$295,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

Historic Elegance with Modern Potential – Downtown Gem! This is a unique opportunity to own a beautifully restored historic property that includes a commercial space, and residential unit, in the vibrant heart of downtown. Perfectly situated on a revitalized, high-traffic street, this one-of-a-kind building combines timeless charm with modern upgrades and offers incredible flexibility for both commercial and residential use. The main level features an inviting commercial space ready for your business vision, while the upper floor showcases a fully renovated studio suite designed for style and comfort. With two bathrooms, a warm and functional living area, and private access to a deck, raised garden beds, and a patio, this suite is ideal for relaxation or entertaining. With a simple window modification, it can easily be reconfigured into a one- or two-bedroom home, expanding its versatility. Thoughtful upgrades completed in 2023/2024 ensure worry-free ownership, including new sewer and water lines, plumbing, electrical, furnace, air conditioning, flooring, framing, drywall, fire door, front door, eavestroughs, and more. The outdoor space has also been transformed with new fencing, landscaping, additional garden areas, and beautifully built decks. Blending historic character with extensive modern improvements, this property may also qualify for historic preservation grants – an added bonus for investors and entrepreneurs. Whether you’re looking to establish a



thriving business, generate rental income, or enjoy the convenience of living and working in one central location, this unique downtown property is ready to make your vision a reality.

Built in 1932

### Essential Information

MLS® #	A2255165
Price	\$295,000
Bathrooms	0.00
Acres	0.00
Year Built	1932
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5012 51 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R5

### Exterior

Construction	Stucco
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### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	C1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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