

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

MLS® #A2206349

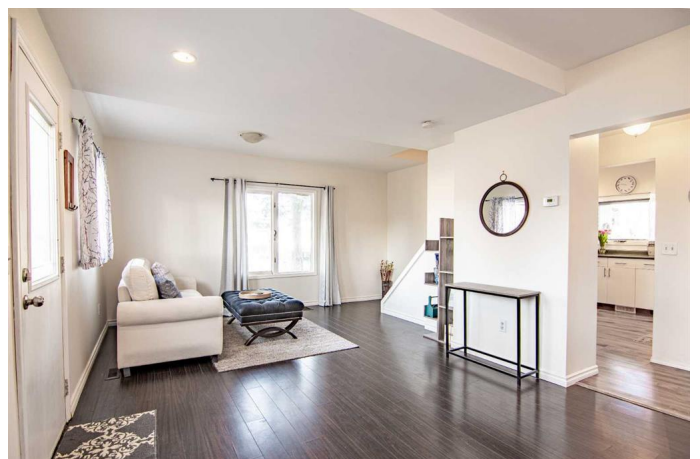
**\$269,900**

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. Laundry is currently in the basement but a stackable washer/dryer could fit into the main floor mudroom for easier accessibility. The basement provides 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, Corner Lot, Front Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 30th, 2025

Days on Market      48

Zoning                 R3

### **Listing Details**

Listing Office         Concept Realty Group Inc.

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