

# \$99,500 - 5013 44 Avenue, Ponoka

MLS® #A2203135

**\$99,500**

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Looking to expand your rental portfolio or find a home you can fix up and make your own—all at a great price? In today's tight housing market, opportunities like this don't come along often!

This charming older home is full of potential and located in a welcoming neighborhood in the growing community of Ponoka. Rental demand here is strong, and with its convenient location—just [50 mins distance from Edmonton] and 35 minutes from Red Deer—it's a great choice for commuters.

Recent updates include upgraded plumbing, with galvanized potable water lines replaced by PEX, along with new shutoffs and a self-draining outdoor tap. The main floor has been freshly painted, giving the space a clean, bright feel. Included in the sale are a fridge, stove, and an LED remote-control ceiling fan in the bedroom.

Sitting on a 125' x 50' lot, this property offers plenty of space for a future garage, garden, or shed. Plus, with R2 zoning, it's perfect for building a duplex—an excellent opportunity for investors looking to maximize rental income.

Built in 1912



## Essential Information

MLS® #	A2203135
Price	\$99,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5013 44 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1J6

## Amenities

Parking Spaces	1
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Block

**Additional Information**

Date Listed                      March 17th, 2025  
Days on Market                41  
Zoning                              R2

**Listing Details**

Listing Office                    eXp Realty

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