# \$279,900 - 5120 53 Avenue, Ponoka

MLS® #A2206349

### \$279,900

2 Bedroom, 2.00 Bathroom, 997 sqft Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Talk about curb appeal! This captivating home, full of charm and character, is nestled on a generous 6000 sq ft corner lot surrounded by beautiful spruce trees with a large 24 x 26 ft detached garage! The main floor of the home features 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. Enjoy peace of mind that comes with a variety of recent upgrades including a new hot water tank (2023) new updated main floor bathroom (2023) new laminate and vinyl flooring (2022) new paint throughout (2021) new fence (2021) new shingles and garage door(2020) new front window (2023) new front door (2024) and beautifully landscaped cotoneaster privacy hedges, lilac bushes, cedars and more! There is a washer and dryer downstairs and ample space for storage. Enjoy the summer nights in the fenced landscaped backyard with a fire pit, offering privacy and still tons of yard space, perfect for pets, and entertaining friends and family gatherings. Located in the heart of Ponoka, this home is steps to a beautiful park, schools and recreation centre, with easy access to excellent shopping, dining and all other amenities within walking distance. This home is sure to impress!







Built in 1934

#### **Essential Information**

MLS® # A2206349 Price \$279,900

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 3

Zoning R3

# **Listing Details**

Listing Office Concept Realty Group Inc.

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