

**5210 53 Avenue  
Ponoka, Alberta**

**MLS # A2263089**



# \$319,000

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This well maintained 4 bedroom bungalow offers the perfect blend of comfort and functionality. Ideal for families or shared living. Featuring 2 bedrooms upstairs and 2 more downstairs, this home provides flexible living space for all lifestyles. Enjoy a bright, south facing living room that fills with natural light, while the eat-in kitchen overlooks the private backyard and the green space with no rear neighbors which is a rare find! The fully developed basement includes a spacious theatre style family room, perfect for movie nights (projector and screen included!), along with two additional bedrooms, a full bathroom, and a large laundry room. Numerous updates in recent years, shingles on home and garage done in 2024. Front living room window will be replaced prior to possession. Step outside to a large fenced backyard with a deck area great for entertaining, gardening, or simply enjoying the outdoors. The detached heated garage provides year round functionality and extra storage space. Conveniently located close to downtown, schools, parks, and shopping, this home offers both tranquility and accessibility.