

5218 & 5216 56 Ave  
Ponoka, Alberta

MLS # A2268380



**\$350,000**

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	fridge, stove,		

Unique property with several different options available. Full side by side duplex on 1 title. Each side is a 2 bedroom 1 bathroom. Subdivision Potential: Possibility to subdivide lot to build a single- family home or another duplex. Flexible Living and Investment Options: Rent both units for maximum income. Live in one unit and rent the other. Long term tenant in west unit wishes to stay. Upgrades and condition: East unit features a newly renovated kitchen. Both units have large windows throughout for abundant natural light. Property is well maintained and in excellent condition. Accessibility: One level living, ideal for seniors or those with mobility needs. Recent improvements: two new 100-amp electrical panels. LED lighting. Washer, Dryer, hot water tank replaced 3 years ago. Comfort and Convenience: West side &ndash; Window A/C unit. East side &ndash; stationary vented A/C in living room. Laundry room is separate from units and shared by both. Crawl space with concrete floor and individual counterflow furnaces. Commercial-grade torched down membrane roof system with silver coating for durability and heat reflection. Underground power and cable / fibre optics. Tenant and Owner Responsibilities: Owner pays water, sewer, and garbage. Tenant pays gas and electricity. Tenant also takes care of lawn maintenance and snow removal. Bonus Income Potential: Detached, insulated, and drywalled two-car garage &ndash; rentable separately for additional income or a perk for tenants. Other potential options: Option to add a second floor to house. There is room at front of house to add front driveways.