

5013 44 Avenue  
Ponoka, Alberta

MLS # A2129357



## \$105,000

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

"Why rent when you can own this affordable home? Welcome to the ultimate investment opportunity in an unbeatable location. Conveniently situated near amenities like stores, a swimming pool, and a tennis court, this property is a dream for both home flippers and budget-conscious buyers. Whether you're a savvy investor eyeing substantial returns or a small family in search of a cozy yet affordable space, this gem checks all the boxes. With its immense potential for renovation and resale, seize the chance to secure a cost-efficient property with endless possibilities. This location is also zoned R3 which would be great for a duplex.