

3811 52 Avenue
Ponoka, Alberta

MLS # A2167139



\$229,900

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|------------------|-------------------------------------------------------|---------------|-------------------|
| Division: | Riverside | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,063 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Paved | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Zero Lot Line | | |

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|--------------------|----------------------------------|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 4-43-25-W4 |
| Exterior: | Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: Shed x 2

5 Bedroom, 3 Bathroom Bi-Level in Riverside is ready for a new family! The main floor features an open Kitchen-Dining-Living Room area with unique feature wall, large South facing windows to bring in plenty of light, access to the huge 2 tiered deck out back, 3 Bedrooms, an upgraded 3 piece bathroom with huge walk-in shower, and Primary Bedroom with 2 piece ensuite bathroom. Downstairs you'll find a couple more bedrooms, 3 piece bathroom, a large recreation room, along with plenty of space for storage. The back yard features a two tiered deck, fire pit, and 2 garden sheds. The big ticket items include an original Furnace & Windows, H/W tank upgraded around 2020, S/S appliances upgraded in 2015, Seller believes the shingles were upgraded around 2010, new Fencing on the South & East side, but not the West fence. Underneath the deck is enclosed as a pet run. This is a zero lot line property, with Easement agreement on Title.