

5208 51 Avenue  
Ponoka, Alberta

MLS # A2177394



## \$219,000

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	1942 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, garage door opener and one control, portable air conditioning unit, all furnishings negotiable, all blinds and window coverings

Discover charm and convenience in this cozy, well-kept, "cute as a bug!" bungalow, nestled on a quiet street just moments from downtown. Step inside to find a comfortable two-bedroom character home, featuring a freshly painted interior, and refinished hardwood flooring that brings out warmth and style throughout. This home boasts original trim and doors, and has been well maintained. Recent upgrades include a new furnace (2020), hot water tank (2019), and PVC plumbing replacement in 2024. Shingles were replaced in 2016. The kitchen and living spaces are well-sized for easy living, while the dry basement offers the opportunity to personalize to suit your needs. A second bathroom could be completed with a toilet already installed. Outside, this property shines with its oversized, fully fenced lot. The property features beautiful, mature trees, including an apple tree in the front yard. A mature mountain ash tree enhances the serene ambiance of the backyard, creating a peaceful retreat. At the front, attractive bushes provide privacy, and there's ample off-street parking available. A detached garage provides shelter for your vehicle or additional storage. This affordable property is an ideal find—whether you're seeking an investment or looking for the perfect starter home.