

# \$298,000 - 1, 5117 54 Avenue, Ponoka

MLS® #A2212121

**\$298,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.07 Acres

Central Ponoka, Ponoka, Alberta

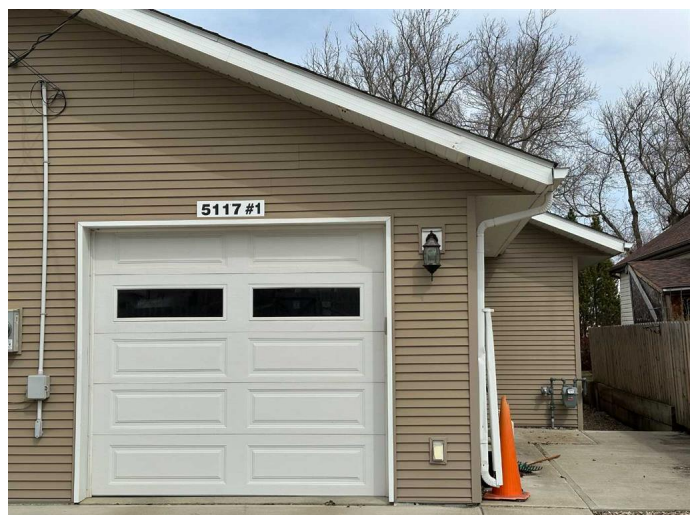
Well-Maintained Half Duplex – Ideal for Empty Nesters or Busy Singles!

This charming half duplex with an attached single garage has been lovingly maintained over the years. Featuring 2 spacious bedrooms and a well-appointed bathroom with a large shower, this home offers comfort and convenience all on one level. Enjoy the ease of main floor laundry, complete with a laundry sink and ample cupboard space for storage.. Outside, the low-maintenance yard is perfect for those looking for a relaxed lifestyle without the hassle of extensive upkeep. Whether you're downsizing or just starting out, this home is a perfect fit! Solar tubes throughout offer an abundance of natural light. Concrete crawl space with furnace and on-demand hot water offers plenty of space for storage. Low maintenance yard make this home perfect for the empty nesters or busy singles. Quick possession is available.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212121  |
| Price          | \$298,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,020     |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1, 5117 54 Avenue |
| Subdivision | Central Ponoka    |
| City        | Ponoka            |
| County      | Ponoka County     |
| Province    | Alberta           |
| Postal Code | T4J 1H1           |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 1                                                                      |
| Parking        | Alley Access, Garage Faces Rear, Heated Garage, Single Garage Attached |
| # of Garages   | 1                                                                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Solar Tube(s)                                                                            |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | High Efficiency, Fireplace(s), Natural Gas                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle                                                                                 |
| Has Basement      | Yes                                                                                                      |
| Basement          | See Remarks, Crawl Space                                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 3                |
| Zoning         | R3               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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