

#2, 5117 54 Avenue
Ponoka, Alberta

MLS # A2179865

\$289,000



Division:	Central Ponoka		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,020 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Water: -

Floors: Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space, None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all blinds, garage door opener and 1 control

Experience effortless living in this beautifully maintained, like new half duplex unit, designed with a sought-after single-level layout—perfect for those seeking the ease of no stairs. This inviting home features 2 generously sized bedrooms, a bright and open floor plan, 9' ceilings, and the convenience of main-floor laundry. It is ideal for seniors, empty nesters, first-time buyers, or anyone looking to downsize while maintaining comfort and style. NO CONDO FEES! Step into the spacious entryway, which flows seamlessly into a large living room filled with natural light and complemented by a cozy fireplace—perfect for winter evenings. The kitchen boasts ample counter space, a pantry for extra storage, and a stylish backsplash, creating the perfect space for meal prep and gatherings. You will love the soft close drawers and cabinets! Enjoy outdoor living on the rear deck, and take advantage of the attached heated garage, offering secure storage for your vehicle during the colder months. Nestled on a quiet street just steps from downtown, park and all amenities; this home combines tranquility with convenience. Move-in ready, this turn key property is also a fantastic opportunity for investors seeking a low-maintenance rental in a prime location. This gem truly offers it all!