

\$349,900 - 5130 47 Avenue, Ponoka

MLS® #A2032714

\$349,900

4 Bedroom, 5.00 Bathroom, 2,074 sqft

Residential on 0.24 Acres

Central Ponoka, Ponoka, Alberta

Unique home with 2 suites. One is located in the huge garage (24x52). It is a bachelor suite with floor heating and a three piece bath... currently renting for \$750/month including utilities. It is a 504 square foot suite, leaving a garage of 24x31 with heated floor (boiler just serviced professionally) and a new hot water tank. The other is the original home on the lot... built in 1950, with 2 bedrooms and 2 baths. It is currently rented for \$1300/month including utilities and is totally self contained. The best part of the property is the 2002 vintage addition, which is also totally self contained. Like new interior, 2 bedrooms including a primary with 3 piece bath and bidet and walk in closet. Another 4 piece bath and separate laundry on main floor. Basement has partial development. This ultra stylish and modern home has white kitchen cabinets, island in the kitchen, 3 sided gas fireplace between dining and living rooms and all kinds of natural light. This property is currently owner occupied and meticulously maintained. Front and west yards have mature landscaping. North and east yards are for parking. You could have RV parking rental income and rent out the 7x24 shed as well to increase cash flow. This is a rare and fantastic financial opportunity... own real estate, control your destiny and grow wealth... City uses 1950 (Original home) as age for assessment. Effective age is much newer.

Built in 2003



Essential Information

MLS® #	A2032714
Price	\$349,900
Sold Price	\$340,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,074
Acres	0.24
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5130 47 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1J4

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, RV Gated

Interior

Interior Features	Vinyl Windows
Appliances	Garage Control(s)
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2023
Date Sold	December 9th, 2023
Days on Market	264
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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