

\$395,000 - 5102 54 Street, Ponoka

MLS® #A2082366

\$395,000

4 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.21 Acres

Central Ponoka, Ponoka, Alberta

Has there ever been a home that you pass on your way to work or school and you think, if that ever comes for sale, I'm going to buy it! This is one of those properties. A classic brick cape cod with second storey dormers, located on one of Ponoka's lovely tree lined streets and walking distance to EVERYTHING! Undeniable curb appeal calls you home and continues on like a warm hug throughout this timeless property. Wide and welcoming, solid wood front doors usher into a foyer with grand staircase, sunken living room with bay window, wood burning fireplace and the room's generous footprint. The dining room shares the view through to the bay window, as well as sliding doors to the west facing deck. A warm oak peninsula kitchen offers great storage with pantry wall in addition to the cabinetry. Quick access from the garage with the groceries is sure to be appreciated in this very family friendly home. A breakfast nook offers a place for morning coffee or afternoon homework, that is if you can resist the pull of the 4 season sunroom. A wood clad ceiling gives an organic feeling to this room just begging for a green thumb to let their dreams take root. A garden door leads to the west deck and out to the expansive, secluded yard. No neighbours behind, lane access for RV parking and a greenspace behind, make this a dream house on a dream lot. The back lane is not a through lane so very little traffic. Four bedrooms throughout the home give everyone the space they need. The primary bedroom is HUGE. Not



only will it fit the largest bedroom suite and king size bed, you may find you have room for additional pieces like comfy chairs and table for a sitting area, or perhaps a desk or computer area. Complete with a 3 pce ensuite, an entire wall of closet space and both east and west facing windows make for a bright happy owner retreat. Hardwood flooring in the primary bedroom the skylit hall, lead to another generously sized bedroom, large bathroom and upper floor laundry room. The completely finished basement offers a rec room, bedroom, full bathroom and 2 complete storage areas, one with built in shelving for organization. Some would say we have saved the best feature for last, the garage. With room for 3 vehicles, or any hobby that you could dream of, this space will comfortable year round with heat, ventilation and amenities like 200 amp service. This home sees to complete comfort inside as well with a 2 zone furnace with electrostatic filter and central air conditioning. Sellers have prepared the home for the lucky new owners with fresh paint throughout, new flooring in the living room & new light fixtures as well. A turn key property that anyone would be proud to call home.

Built in 1985

Essential Information

MLS® #	A2082366
Price	\$395,000
Sold Price	\$370,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.21
Year Built	1985

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5102 54 Street
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1H8

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Plug-In, RV Access/Parking, RV Gated, Tandem, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Laminate Counters, Natural Woodwork, Pantry, See Remarks, Skylight(s), Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Heatilator, Living Room, Mantle, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Permeable Paving, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Many Trees, Street Lighting, Private, Rectangular Lot

Roof	Cedar Shake, Metal
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 16th, 2023
Date Sold	January 24th, 2024
Days on Market	99
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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