

\$224,500 - 5212 50 Avenue, Ponoka

MLS® #A2102430

\$224,500

4 Bedroom, 1.00 Bathroom, 1,129 sqft
Residential on 0.13 Acres

Central Ponoka, Ponoka, Alberta

This renovated and charming character home is perfectly situated close to downtown and schools. This property is an excellent choice for first-time buyers or savvy investors looking for a turn key opportunity. Recent Renovations include new windows throughout for ample natural light and energy efficiency. The electrical system is upgraded to current standards for safety and convenience. Plumbing has been replaced to Pex plumbing lines, ensuring reliability and peace of mind. Removal of plaster walls and addition of drywall offer a modern and clean aesthetic. Fresh paint and new flooring on the main level, create a bright and welcoming atmosphere.

Completion of the attic provides an exciting opportunity for additional sitting room, playroom, or a great bedroom. There is a newer High-efficiency furnace for cost-effective heating and improved energy efficiency. Bathroom has been upgraded with new flooring, paint, and tub for a spa-like experience. Hot water tank has also been replaced. Roof and shingles have recently been replaced. Interior weeping tile has been installed in the basement, providing enhanced protection against water damage. The backyard is fully fenced with an older garage, and features a convenient dog run for your furry friends. A well-maintained lawn and rock features add a touch of nature to your outdoor space. Enjoy cozy evenings around the firepit, perfect for entertaining guests or relaxing



under the stars. This unique gem boasts the perfect blend of modern amenities and classic charm. It is located close to schools, parks, and all amenities.

Built in 1924

Essential Information

MLS® #	A2102430
Price	\$224,500
Sold Price	\$222,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,129
Acres	0.13
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	5212 50 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1H9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	February 17th, 2024
Days on Market	29
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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