

# \$264,900 - 5118 47 Avenue, Ponoka

MLS® #A2140687

**\$264,900**

3 Bedroom, 3.00 Bathroom, 676 sqft

Residential on 0.10 Acres

Central Ponoka, Ponoka, Alberta

Whether you're looking to move into a fully renovated home or add to your investment portfolio, this could be the perfect fit! This charming home is located in the heart of Central Alberta and is situated on a quiet and mature street just a short walk from downtown and its many services. The home boasts 1310 sq ft of finished living space and numerous features that will capture your attention, and show you why it is set apart from other properties! Quality renovations completed by the current owner means there's nothing left to do besides move in and enjoy! Inside, the new vinyl plank flooring installed in 2023 runs throughout. Fresh lighting brightens up the space, complementing the newly painted walls; for a clean, modern look in a tasteful color palette. All windows have been upgraded to vinyl, further enhancing the brightness. The main floor features a primary bedroom, a second bedroom, and a new 4-piece bathroom. There's also a generous living room area and a stunning NEW KITCHEN including brand new stainless steel appliances! You will love the kitchen's aesthetic charm with crisp white cabinets and granite countertops. Thoughtful touches like exposed copper pipes and copper hardware display the attention to detail and quality finishing. Upstairs, a sizable space can serve as an additional bedroom or a cozy flex room with the added convenience of a half bath. The newly finished basement boasts R20 insulated walls, a family room area and a mechanical/storage area. It also houses



the laundry room and another 4-piece bathroom, with new washer and dryer. Continued interior improvements include an upgraded 100 amp electrical panel, new pressure plumbing and drain plumbing, and new On Demand hot water. Insulation in the attic has also been upgraded to R40. New exterior improvements include new shingles, and fascia (2023). The property features a spacious lot, offering plenty of yard space for children, pets, or relaxation. The yard is 3/4 fenced and includes a new deck in the backyard. There's also a detached garage. This is your opportunity to own a true craftsman home with great curb appeal!

Built in 1946

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2140687          |
| Price          | \$264,900         |
| Sold Price     | \$280,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 676               |
| Acres          | 0.10              |
| Year Built     | 1946              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5118 47 Avenue |
| Subdivision | Central Ponoka |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |

Postal Code           T4J 1J3

**Amenities**

Parking Spaces       1  
Parking               Single Garage Detached

**Interior**

Interior Features     See Remarks  
Appliances           See Remarks  
Heating               Forced Air, Natural Gas  
Cooling               None  
Has Basement         Yes  
Basement             Finished, Full



**Exterior**

Exterior Features    Other  
Lot Description       See Remarks  
Roof                   Shake  
Construction         Stucco, Wood Siding  
Foundation           Poured Concrete

**Additional Information**

Date Listed           June 16th, 2024  
Date Sold             June 21st, 2024  
Days on Market       5  
Zoning                 Residential  
HOA Fees              0.00

**Listing Details**

Listing Office         RE/MAX real estate central alberta - Ponoka

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