

# \$298,000 - 1, 5117 54 Avenue, Ponoka

MLS® #A2212121

**\$298,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.07 Acres

Central Ponoka, Ponoka, Alberta

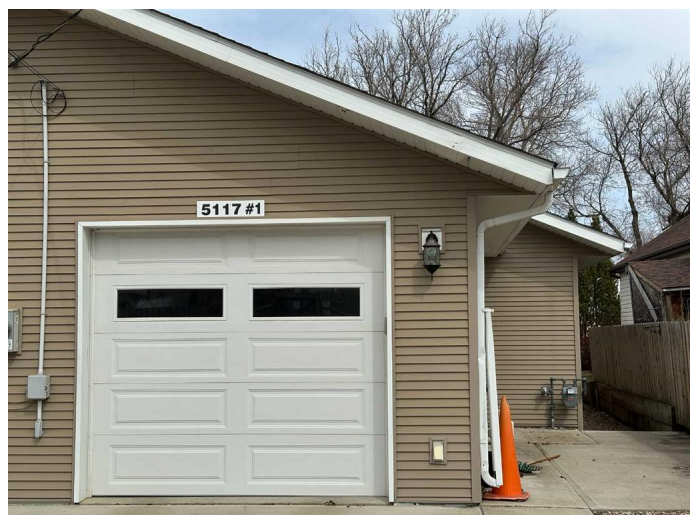
Well-Maintained Half Duplex – Ideal for Empty Nesters or Busy Singles!

This charming half duplex with an attached single garage has been lovingly maintained over the years. Featuring 2 spacious bedrooms and a well-appointed bathroom with a large shower, this home offers comfort and convenience all on one level. Enjoy the ease of main floor laundry, complete with a laundry sink and ample cupboard space for storage.. Outside, the low-maintenance yard is perfect for those looking for a relaxed lifestyle without the hassle of extensive upkeep. Whether you're downsizing or just starting out, this home is a perfect fit! Solar tubes throughout offer an abundance of natural light. Concrete crawl space with furnace and on-demand hot water offers plenty of space for storage. Low maintenance yard make this home perfect for the empty nesters or busy singles. Quick possession is available.

Built in 2012

## Essential Information

MLS® #	A2212121
Price	\$298,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.07



Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1, 5117 54 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1H1

### Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Heated Garage, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Solar Tube(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	See Remarks, Crawl Space

### Exterior

Exterior Features	None
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R3

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.