

# \$185,000 - 5018 56 Avenue, Ponoka

MLS® #A2224017

## \$185,000

4 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.21 Acres

Central Ponoka, Ponoka, Alberta

Classic 1 1/2 storey home situated in Downtown Ponoka. The main floor features a large kitchen with plenty of cabinet space, nice sized living room with wood burning stove, two bedrooms plus a main floor laundry, and a convenient porch at the entrance. Two smaller bedrooms and 3 piece bathroom complete the upper level. There is plenty of extra storage space throughout the home. Roof repairs were completed, and new shingles added in 2024. The original waste water line was replaced along with a backwater (back flow) valve in 2019. The electrical panel was upgraded to 100 Amp in 2011. Hot water tank was new in 2017. The big, 75' x 120' lot provides plenty of room to add a garage, and a beautiful place to garden. The back fence (built in 2017) swings open for RV, utility trailer, etc. parking access from the back lane.

Built in 1938

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224017  |
| Price          | \$185,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,218     |
| Acres          | 0.21      |
| Year Built     | 1938      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5018 56 Avenue |
| Subdivision | Central Ponoka |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J 1G7        |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Sump Pump(s)                                   |
| Appliances        | Dryer, Freezer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning Stove                |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished                            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit                                     |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Treed |
| Roof              | Shingle                                      |
| Construction      | Stucco                                       |
| Foundation        | Block  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 14             |
| Zoning         | R2             |

**Listing Details**

Listing Office                  Royal LePage Lifestyles Realty

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