

# \$399,000 - 5537 47 Avenue crescent, Ponoka

MLS® #A2233393

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.16 Acres

NONE, Ponoka, Alberta

A home renovated impeccably within the last year. All windows on main floor plus patio door are 1 year old. The third bay of garage was added one year ago as well as the outdoor curbing and smart lights. The kitchen with Quartz counters, recessed lighting, new railing with accent lights and vinyl linoleum are only months old. The open floor plan and lots of natural light are a families haven. Gather around the wood burning fireplace that has a stunning finish. A full bathroom just completed with deep tub and brand new toilet and vanity are tastefully done. The large primary with a two piece bathroom attached are adjacent to the other two bedrooms on this floor. The basement is finished with a new bathroom one large bedroom and another bonus space that could be utilized as a bedroom or other. A family room with gas fireplace and lots of room for gathering. Utility room with washer dryer that are 1 year old, furnace 4 years old. All T.Vs stay, govee lights installed outside as well as lights in the inside stair rail. Hot tub is only 4 years old Air conditioner 1 year old

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233393  |
| Price     | \$399,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,210       |
| Acres          | 0.16        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5537 47 Avenue crescent |
| Subdivision | NONE                    |
| City        | Ponoka                  |
| County      | Ponoka County           |
| Province    | Alberta                 |
| Postal Code | T4J 1J9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Recessed Lighting                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency                                                                                                                          |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                        |
| Fireplaces        | Wood Burning, Gas Log                                                                                                                    |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting, Storage                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Backs on to Park/Green Space, |

|              |                      |
|--------------|----------------------|
|              | Street Lighting      |
| Roof         | Asphalt Shingle      |
| Construction | Wood Frame, Concrete |
| Foundation   | Poured Concrete      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 57              |
| Zoning         | R-1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.