

# \$369,000 - 5001 44 Ave, Ponoka

MLS® #A2256774

**\$369,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.18 Acres

Central Ponoka, Ponoka, Alberta

Welcome to this extensively upgraded, beautiful bungalow overlooking the scenic river valley! From the moment you step inside, thoughtful updates and charming features will capture your attention and invite you to explore further. The new kitchen is a standout with matching appliances, abundant counter and cupboard space, and eye-catching exposed brick details that bring warmth and character. A spacious dining room offers the perfect setting for gathering with family and friends, while the bright and inviting living room at the front of the home creates a welcoming space to relax. The main level features the primary bedroom as well as a stunning 5-piece bathroom complete with a freestanding tub and double vanity. Just off the main living space, a unique enclosed breezeway/back porch adds extra versatility. While not heated, it provides a cozy spot to enjoy year-round comfort or additional storage, staying pleasantly warm even through the fall and winter months. The fully finished basement offers even more living space with a laundry area, an additional bedroom, a 3-piece bathroom, a large family room, and a flex space ready to suit your lifestyle needs. A generous storage room completes this level. Outside, the property continues to impress. There are two detached garages! One has an oversized overhead door facing east and overlooking the Battle River, currently being used as a home office/Man Cave, with incredible views and no neighbors on this side.



Would also be great for an RV garage or used for additional vehicle parking. The second garage, measuring 23.3 x 23.4, provides ample room for vehicles, hobbies, or extra storage. The newly fenced backyard is private, beautifully landscaped, and adds to the overall charm and tranquility of this one-of-a-kind property. So many upgrades have been completed in the last few years including new windows, flooring, paint, kitchen, bathrooms, and lighting. It is modern and functional, and such a pleasure to show!

Built in 1953

### **Essential Information**

MLS® #	A2256774
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5001 44 Ave
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1J6

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached

# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Yard  
Lot Description Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Private  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Block

### Additional Information

Date Listed September 15th, 2025  
Zoning R3

### Listing Details

Listing Office RE/MAX real estate central alberta

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