

# \$249,900 - 5623 48 Avenue crescent, Ponoka

MLS® #A2210693

**\$249,900**

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Welcome to your perfect new-to-you home in Ponoka! Ideally located close to schools, recreation facilities, and all amenities, this property is functional, stylish, and full of upgrades.

The main floor shines with several upgrades. The living room features a large picture window overlooking beautiful Alberta sunsets and a barnwood feature wall that adds a touch of rustic charm. The kitchen offers abundant cabinet space plus a unique built-in storage area, perfect for photos and personal touches. You'll also find two bedrooms and a fully renovated bathroom on the main level. The developed basement adds even more living space, featuring a large rec room, a storage room, an additional bedroom, and a 3-piece bathroom that doubles as the laundry room. Additional updates include a new furnace, hot water tank, fridge, newer windows, newer window coverings, some updated light fixtures, and newer shingles. Enjoy two enclosed parking spaces – a single garage plus an enclosed carport – both offering easy access from the front driveway or back alley. The fenced backyard is perfect for kids and pets to play safely, and you can watch them from the enclosed east-facing sunroom – the ideal spot to enjoy your morning coffee and soak up the sunshine. This home has been lovingly cared for, with pride of ownership throughout. It's move-in ready and priced to sell – don't miss your chance to make it yours!



Built in 1960

## Essential Information

MLS® #	A2210693
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5623 48 Avenue crescent
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1K2

## Amenities

Parking Spaces	3
Parking	Carport, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Oven, Refrigerator, Washer/Dryer, Portable Dishwasher
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	35
Zoning	R1

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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