

# \$280,000 - 5609 48 Avenue, Ponoka

MLS® #A2206944

## \$280,000

2 Bedroom, 2.00 Bathroom, 1,331 sqft  
Residential on 0.24 Acres

Central Ponoka, Ponoka, Alberta

Single level living close to all the town amenities. This home is walking distance to schools, grocery stores and doctor offices. Two bedrooms and 2 bath bungalow would be perfect for empty nesters or young families! The front entrance leads to a welcoming living room. Two bedrooms and a 4 piece bathroom are down the hall from the living room. The kitchen is tastefully updated and functional. Large patio doors lead off the dining area and open to a wonderful deck in the backyard. There is also a large bonus room to the side of the dining room which can be utilized as an office or extra living space. The cherry on the top is the over sized garage in the back yard. Measuring 24x 36 there is plenty of space to accommodate two vehicles as well as all your hobbies. The garage has 210 power and has been partially insulated. Behind the garage is extra space for parking as well as room to park the RV. The backyard is fully fenced including a dog run, there is a tilled up area for a garden and a few flower boxes make it the perfect place to spend your summers. This home has been lovingly maintained and received a new roof in 2024.

Built in 1960

## Essential Information

MLS® #	A2206944
Price	\$280,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,331
Acres	0.24
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5609 48 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1K2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dryer, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard, Kennel
Lot Description	Rectangular Lot, Dog Run Fenced In, Fruit Trees/Shrub(s)
Roof	Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	34
Zoning	R1

**Listing Details**

Listing Office	Century 21 Gillany Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.