

# \$249,000 - 5204 56 Avenue, Ponoka

MLS® #A2207137

**\$249,000**

4 Bedroom, 2.00 Bathroom, 1,481 sqft  
Residential on 0.21 Acres

Central Ponoka, Ponoka, Alberta

Charming 1.5-Storey Home on oversized lot offers Ample Space inside and out for a Growing Family. This delightful 1.5-storey home offers plenty of room to grow, featuring 4 spacious bedrooms and 2 bathrooms. The kitchen is equipped with a built-in oven and countertop stove, perfect for home cooks. A charming arched wall separates the living and dining areas, adding character and style. Laminate flooring flows through the living and dining rooms, and beneath, the original hardwood floors are still intact—ready to be refinished and restored to match the beautiful wood trim throughout the home. Basement provides generous space for storage or hobbies, offering endless potential. This home has been lovingly maintained and includes numerous updates, such as a high-efficiency furnace, a metal roof (2007), new shingles on the garage (2024), R20 insulation, and a newer fence. The long resurfaced driveway ensures ample parking for family and guests. Outside, the front yard, complete with mature trees, provides a natural shield from the elements, while the open backyard offers a private oasis with a covered deck—ideal for outdoor entertaining. The single-car garage, along with an enclosed lean-to, adds extra storage and utility. This home is full of character, and while its walls may have their stories, there's plenty more to be written by its next owner. Don't miss the opportunity to make lasting memories in this charming, well-maintained property.



Built in 1935

### Essential Information

MLS® #	A2207137
Price	\$249,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,481
Acres	0.21
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	5204 56 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1G8

### Amenities

Parking Spaces	1
Parking	Driveway, See Remarks, Single Garage Detached, Asphalt
# of Garages	1

### Interior

Interior Features	Natural Woodwork, See Remarks
Appliances	Built-In Oven, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning Stove
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Features Storage, Outdoor Grill

Lot Description Back Yard, Front Yard, Lawn, Many Trees

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 31st, 2025

Days on Market 6

Zoning R2

## Listing Details

Listing Office RE/MAX real estate central alberta

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