

\$148,888 - 5203 53 Avenue, Ponoka

MLS® #A2204197

\$148,888

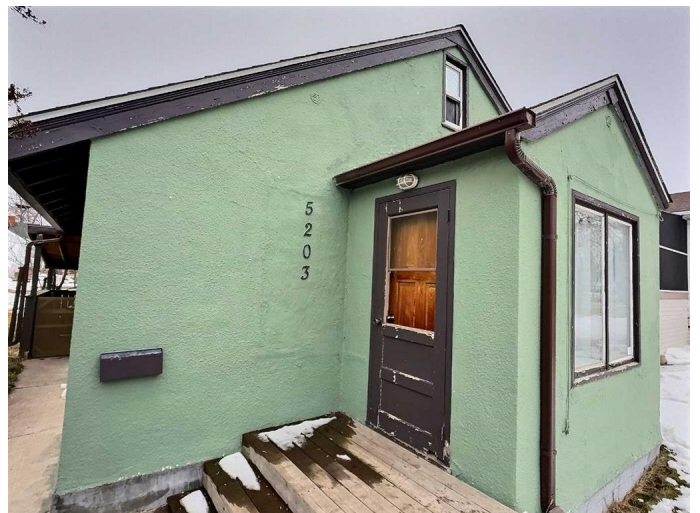
2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Located at one of the best locations in town on 53 rd Avenue. Near everything. Priced to Sell. Attention !! First time home buyers take a look!!!! & Seasoned Investors too. Whether you're buying for the first time or seeking revenue property, this property on a huge 6,000 Square feet lot is a great option. Newer furnace and hot water tank, as well as newer shingles installed in recent years. New sump pump installed in 2021. Main floor has a spacious kitchen, dining area, and living room. As one walks up the stairs to upper level there is a bedroom area with ensuite 2 pc bathroom & a walk in closet there is even a small sitting area. The back yard is full of possibilities with its ample size. Building a Garage should not be a problem (Subject to municipal approval) Located in central Ponoka, close to schools, playground, and amenities. The property has been generating rental income of \$1,200 a month plus utilities. Huge Covered attached Patio at the rear of the house 11.5 ft x 20 ft. There are a lot of TLC's which happened during the recent years like Newer Stand up Shower, New Toilet & sinks throughout. There is brand new Tile on the wall in the wash room. The bedroom is newly painted. There is a new Rubbermaid shelving installed in the bedroom Closet. The house has upgraded 100 amp electrical Service. This Home is pleasure to show!!!

Built in 1940



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204197 |
| Price | \$148,888 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 760 |
| Acres | 0.14 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5203 53 Avenue |
| Subdivision | Central Ponoka |
| City | Ponoka |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1H1 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, Partial |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Awning(s) |
| Lot Description | Lawn, Low Maintenance Landscape |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | None |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 10 |
| Zoning | R3 |

Listing Details

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

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