

# **\$144,900 - 5203 53 Avenue, Ponoka**

MLS® #A2204197

**\$144,900**

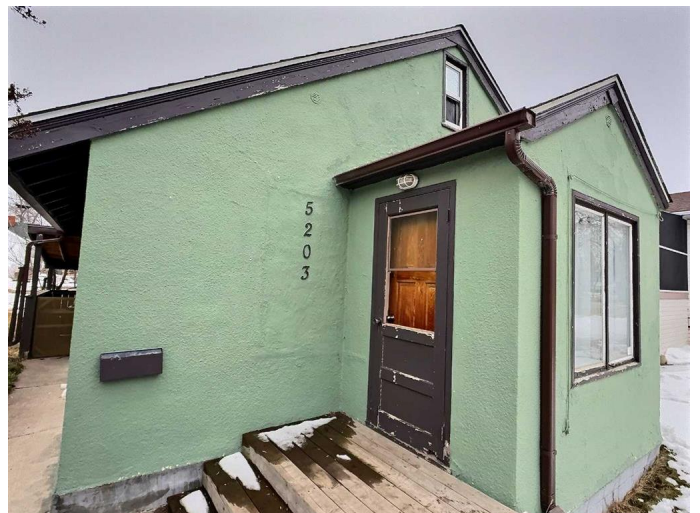
2 Bedroom, 2.00 Bathroom, 760 sqft

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	\$144,900
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	45
Zoning	R3

### **Listing Details**

Listing Office	Century 21 Gillany Realty
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