

# \$399,900 - 5119 63 Ave Close, Ponoka

MLS® #A2232884

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,057 sqft

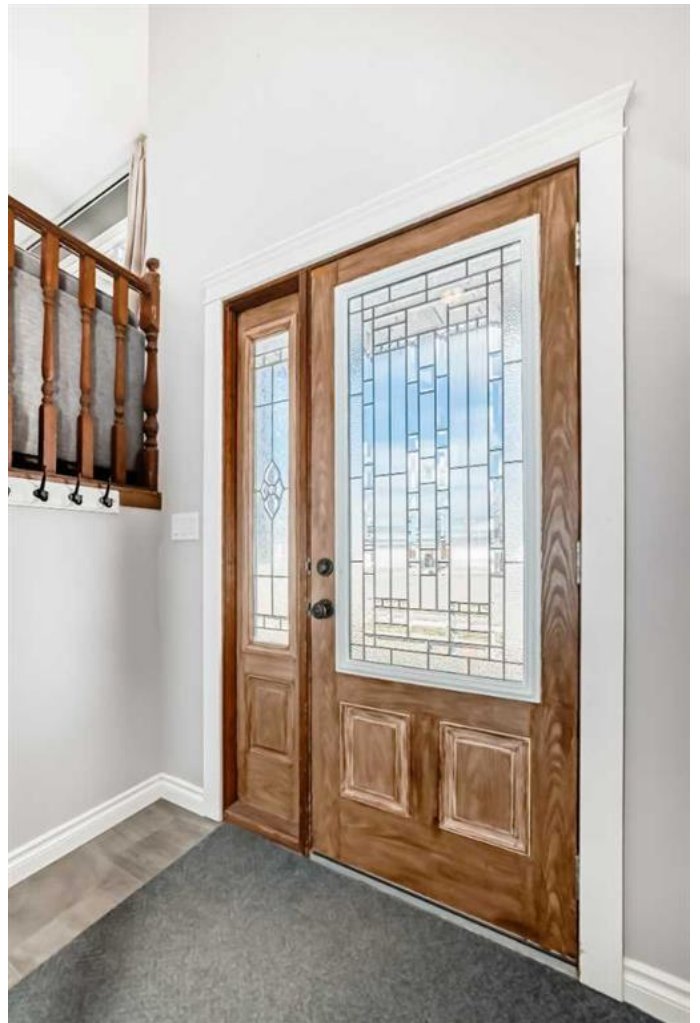
Residential on 0.11 Acres

Central Ponoka, Ponoka, Alberta

Discover this beautifully updated, family-oriented home nestled in a quiet cul-de-sac. Proud of ownership is apparent in this beautifully renovated and well cared for home. Enter the front door to a bright, open main floor with a welcoming living room, complete with a gas fireplace for cozy evenings. The fully renovated kitchen and dining area shine with sleek granite countertops, soft-close cabinetry, a stainless steel appliance suite, upgraded GFI electrical outlets, and a spacious pantry. Enhanced with Roxul R-14 insulation, spray foam-sealed windows, and modern lighting, this space is both stylish and energy-efficient. Luxury vinyl flooring and refreshed trim create a contemporary feel, with popcorn ceilings removed (except in the master) for a smooth knock-down texture.

The main floor offers three bedrooms, including two north-side rooms with sound insulation and upgraded Roxul exterior wall insulation for added comfort. A chic bathroom (2017) features granite counters, sound-insulated walls, and code-compliant electrical. A new rear exterior door (2019) with built-in blinds and spray foam insulation boosts both efficiency and curb appeal.

The expansive basement is perfect for relaxation or entertaining, featuring a large bedroom, a 3-piece bathroom, and a versatile family/rec room with a WETT-certified wood-burning stove (2022) for warmth and ambiance. A sizable storage room keeps



everything tidy. The attached double garage, with new garage doors, adds convenience. Outside, enjoy a large, fully fenced yard (new fencing on three sides, 2023) with a deck and fire pit, ideal for gatherings. This move-in-ready gem combines modern upgrades with inviting charm, ready for your family to call home.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232884    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,057       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5119 63 Ave Close |
| Subdivision | Central Ponoka    |
| City        | Ponoka            |
| County      | Ponoka County     |
| Province    | Alberta           |
| Postal Code | T4J 1E4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Granite Counters, Kitchen Isl   |
| Appliances        | Dishwasher, Dryer, Refrigerator |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Fireplace         | Yes                             |
| # of Fireplaces   | 2                               |
| Fireplaces        | Gas, Mantle, Wood Burning       |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |



## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 1               |
| Zoning         | R2              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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