

# \$169,900 - #2, 5011 55 Ave, Ponoka

MLS® #A2245918

**\$169,900**

2 Bedroom, 2.00 Bathroom, 545 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Tucked away on a quiet, tree-lined street, this charming 2-bedroom, 2-bathroom home offers a warm and welcoming space designed for comfortable living. The main floor features a bright and open layout that includes a cozy living room, a functional kitchen with an adjoining dining area, a 2-piece bathroom, and a dedicated laundry room. Large windows throughout the home allow natural light to fill the space, creating an inviting and airy atmosphere. Durable, low-maintenance flooring runs throughout the home, complemented by ample closet and cabinet space for convenient storage. The fully developed lower level includes two generously sized bedrooms and a full 4-piece bathroom, offering plenty of room for relaxation and privacy. An assigned parking stall with power at the rear of the property ensures easy, secure parking, with additional off-street parking available. Located just minutes from downtown, you'll enjoy quick access to shopping, services, and amenities while still enjoying the peace of a quiet residential street.

Condo fees are reasonable and include water, sewer, garbage pickup, exterior maintenance, reserve fund contributions, and building insurance. Shingles are scheduled to be replaced this month.

Built in 2003

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2245918      |
| Price          | \$169,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 545           |
| Acres          | 0.14          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | #2, 5011 55 Ave |
| Subdivision | Central Ponoka  |
| City        | Ponoka          |
| County      | Ponoka County   |
| Province    | Alberta         |
| Postal Code | T4J 1H3         |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Other              |
| Parking Spaces | 1                  |
| Parking        | Parking Pad, Stall |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                     |
|--------------|---------------------|
| Construction | Vinyl Siding, Cedar |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 99               |
| Zoning         | R3               |

**Listing Details**

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

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