

# \$253,000 - 5109 46 Avenue, Ponoka

MLS® #A2195910

**\$253,000**

2 Bedroom, 1.00 Bathroom, 867 sqft  
Residential on 0.07 Acres

Central Ponoka, Ponoka, Alberta

Adult (55+) townhouse has been designed with no steps, hallways or basement. Very functional floor plan with spacious living and dining area, primary bedroom plus a convertible bed/sitting room. Ideal location close to shopping, swimming pool, rec facilities and seniors drop-in center. Home has been well maintained and has a new walk-in shower, new flooring and paint in the living and dining area as well as recent furnace. Features include single garage, storage room, patio. Includes stove, fridge, dishwasher, washer, dryer and window coverings.

Built in 1987

## Essential Information

MLS® #	A2195910
Price	\$253,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information



Address	5109 46 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1J5

### **Amenities**

Amenities	Laundry
Parking Spaces	1
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Courtyard, Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	63
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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