

\$365,000 - 5213 49 Avenue, Ponoka

MLS® #A2262450

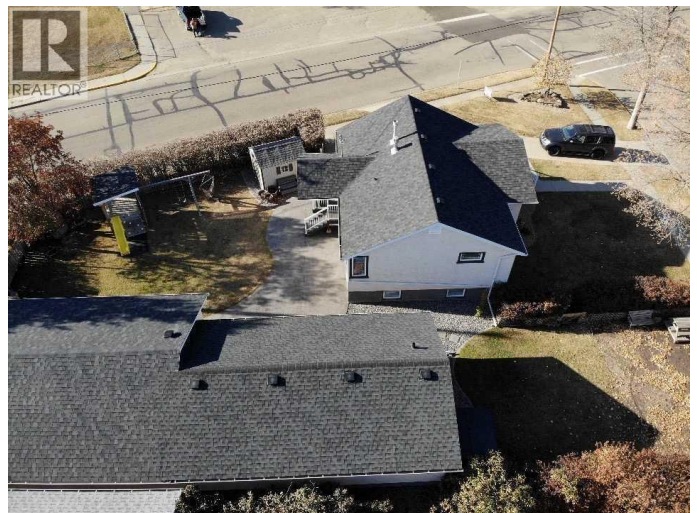
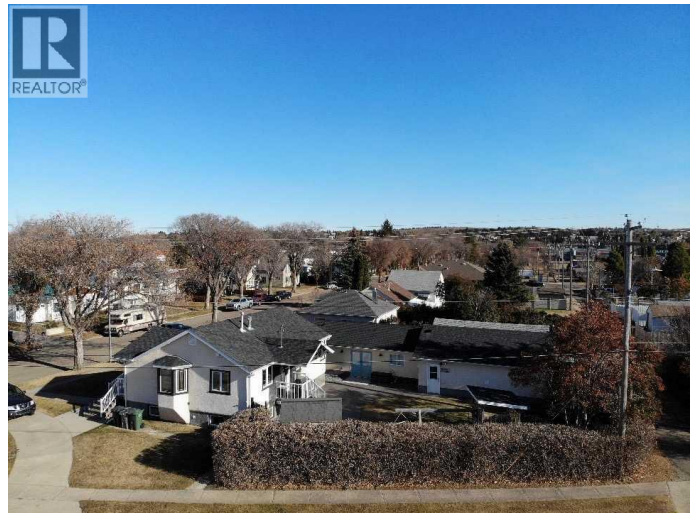
\$365,000

4 Bedroom, 2.00 Bathroom, 921 sqft

Single Family on 0.15 Acres

Central Ponoka, Ponoka, Alberta

This beautifully renovated 921 sq ft bungalow has undergone a major transformation, both inside and out. The redesigned floor plan includes relocated stairs to maximize storage and improve flow, creating comfortable, functional living spaces throughout. The home offers 4 bedrooms and 2 full bathrooms, with an open-concept main floor featuring a stunning kitchen with granite countertops, an island, and a bright bay window in the dining area. A cozy gas fireplace with a stone front anchors the living room, complemented by rustic reclaimed grain elevator timbers showcased throughout the main level, including the custom fireplace mantle. The home features all-new windows and retains the charm of its original hardwood flooring. The fully developed basement provides a generous family area, two additional bedrooms, a full bath, and a large laundry room complete with a soaker sink, upright freezer, and abundant storage. Water softener and reverse osmosis system (2024) serve both the main and lower levels. New shingles, soffits, fascia, eavestroughs & rear deck with overhang on house (2019). Outside, the oversized lot offers outstanding versatility. The 24' x 28' heated garage features new overhead doors, trusses, shingles, soffits, fascia, & eavestroughs (2012) and four 220-volt outlets, new heater and electrical panel ~ perfect for hobbyists or trades. The true highlight, however, is the impressive 19' x 32' workshop built in



2023”accessible from both the garage and the yard”currently utilized as an apparel customization business. This space includes in-floor heating, two 220-volt outlets, and a convenient two-piece bath with space to add a shower. Ideal for almost any home-based business, creative studio, personal retreat or potential additional living area (with municipal approval). New sewer and waterline to the street in 2012. All of this and still plenty of yard space for play or entertaining. Front curved driveway offers extra parking in addition to street and g arage parking. Located close to schools and shopping. This property is truly a rare find”perfectly combining modern upgrades, rustic charm, and functional flexibility. (id:6289)

Built in 1953

Essential Information

Listing #	A2262450
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Square Footage	921
Acres	0.15
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5213 49 Avenue
Subdivision	Central Ponoka
City	Ponoka
Province	Alberta
Postal Code	T4J1J1

Amenities

Amenities	Shopping
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave, Freezer, Window Coverings, Washer & Dryer
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX real estate central alberta



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