

\$329,900 - 6312 50a Street Close, Ponoka

MLS® #A2218380

\$329,900

4 Bedroom, 2.00 Bathroom, 1,368 sqft
Residential on 0.17 Acres

Central Ponoka, Ponoka, Alberta

Discover this charming and updated 4-bedroom home, blending style, functionality, and exceptional value. Renovated in 2010, this property boasts impressive curb appeal and a versatile layout perfect for families or those seeking comfortable living. The main level greets you with a bright, open floor plan bathed in natural light. The modern kitchen, complete with an adjacent dining space, flows effortlessly into the spacious living room. It is ideal for both daily life and entertaining. Two generously sized bedrooms and a sleek 4-piece bathroom provide comfort, while the expansive primary suite offers a private oasis with a 3-piece ensuite and plans for a future walk-out deck overlooking the scenic backyard. The lower level features contemporary updates, including fresh flooring and paint, creating a welcoming ambiance. A large unfinished area awaits your vision, perfect for a recreation room, home gym, or additional bedroom, with a roughed-in bathroom ready for future customization. Outside, the fully fenced backyard is a haven for relaxation and fun, featuring a firepit, a large garden plot, and a playhouse/shed for kids. The spacious two-tier deck is perfect for gatherings, while the oversized double garage (re-shingled in 2022) offers ample parking and storage, with back alley access and RV parking. Key upgrades include new siding, windows, and enhanced insulation in 2010 for year-round energy efficiency, house shingles replaced in 2020, a new hot water tank in



2024, and updated eavestroughs in 2020. With its prime location, and thoughtful upgrades, this home is a rare find and a great opportunity!

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218380 |
| Price | \$329,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,368 |
| Acres | 0.17 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6312 50a Street Close |
| Subdivision | Central Ponoka |
| City | Ponoka |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1E5 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|--------------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 15 |
| Zoning | R2 |

Listing Details

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

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