

# \$99,500 - 5013 44 Avenue, Ponoka

MLS® #A2203135

**\$99,500**

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

Looking to expand your rental portfolio or find a home you can fix up and make your own—all at a great price? In today's tight housing market, opportunities like this don't come along often!

This charming older home is full of potential and located in a welcoming neighborhood in the growing community of Ponoka. Rental demand here is strong, and with its convenient location—just [50 mins distance from Edmonton] and 35 minutes from Red Deer—it's a great choice for commuters.

Recent updates include upgraded plumbing, with galvanized potable water lines replaced by PEX, along with new shutoffs and a self-draining outdoor tap. The main floor has been freshly painted, giving the space a clean, bright feel. Included in the sale are a fridge, stove, and an LED remote-control ceiling fan in the bedroom.

Sitting on a 125' x 50' lot, this property offers plenty of space for a future garage, garden, or shed. Plus, with R2 zoning, it's perfect for building a duplex—an excellent opportunity for investors looking to maximize rental income.

Built in 1912



## Essential Information

MLS® #	A2203135
Price	\$99,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5013 44 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1J6

## Amenities

Parking Spaces	1
Parking	Off Street, RV Access/Parking

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Block

**Additional Information**

Date Listed                      March 17th, 2025  
Days on Market                42  
Zoning                              R2

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.