

# \$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	4
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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