

\$350,000 - 5218 & 5216 56 Ave, Ponoka

MLS® #A2268380

\$350,000

4 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 0.22 Acres

Central Ponoka, Ponoka, Alberta

Unique property with several different options available. Full side by side duplex on 1 title.

Each side is a 2 bedroom 1 bathroom.

Subdivision Potential: Possibility to subdivide lot to build a single- family home or another duplex.

Flexible Living and Investment Options: Rent both units for maximum income. Live in one unit and rent the other. Long term tenant in west unit wishes to stay.

Upgrades and condition: East unit features a newly renovated kitchen. Both units have large windows throughout for abundant natural light. Property is well maintained and in excellent condition.

Accessibility: One level living, ideal for seniors or those with mobility needs.

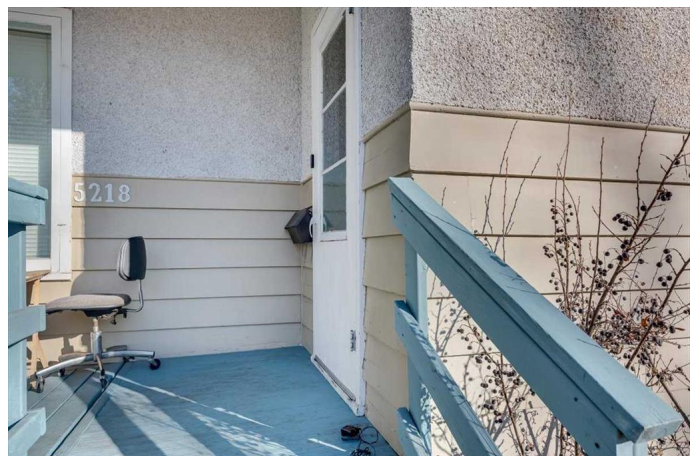
Recent improvements: two new 100-amp electrical panels. LED lighting. Washer, Dryer, hot water tank replaced 3 years ago

Comfort and Convenience: West side â€“ Window A/C unit. East side â€“ stationary vented A/C in living room. Laundry room is separate from units and shared by both. Crawl space with concrete floor and individual counterflow furnaces. Commercial-grade torched down membrane roof system with silver coating for durability and heat reflection.

Underground power and cable / fibre optics.

Tenant and Owner Responsibilities: Owner pays water, sewer, and garbage. Tenant pays gas and electricity. Tenant also takes care of lawn maintenance and snow removal

Bonus Income Potential: Detached, insulated,



and drywalled two-car garage “rentable separately for additional income or a perk for tenants.

Other potential options: Option to add a second floor to house. There is room at front of house to add front driveways.

Built in 1953

Essential Information

MLS® #	A2268380
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,454
Acres	0.22
Year Built	1953
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	5218 & 5216 56 Ave
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1G6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Oven, Wall/Window Air Conditioner,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	November 5th, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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