

\$389,000 - 5207 61 Avenue, Ponoka

MLS® #A2253760

\$389,000

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Residential on 0.27 Acres

Central Ponoka, Ponoka, Alberta

This well-maintained side-by-side duplex features identical floor plans, offering excellent flexibility for investors or owner-occupiers. Each unit includes: A bright main floor with living room, kitchen, and dining area ~ Balcony access conveniently located off the dining area ~Three bedrooms and a full bath located in the basement ~

Washer and dryer conveniently placed in the kitchen. All windows have been replaced. The west unit has a number of key upgrades including paint, flooring, and a modernized kitchen. The east unit will be cleaned and painted prior to closing making it move-in or rent-ready. Whether you're looking to live in one side and rent out the other, or add a strong income property to your portfolio, this duplex offers plenty of potential. With solid layouts and recent upgrades, it's a great opportunity for both new and established investors. Tenants are in the process of moving and interior photos will be available when the units are vacant.



Built in 1975

Essential Information

MLS® #	A2253760
Price	\$389,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	1,120
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5207 61 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1E8

Amenities

Parking	None
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Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	R2

Listing Details

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