

4505 52 Street
Ponoka, Alberta

MLS # A2225410



\$243,900

Division:	Central Ponoka		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	887 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Blinds, garage shelving

Move in ready townhouse has been designed with no steps, hallways or basement. Very functional floor plan with spacious living and dining area, primary bedroom plus a convertible bed/sitting room. Many upgrades including all new kitchen appliances, new laminate flooring throughout, new wall and ceiling paint, and new light fixtures. Property was just professionally cleaned including windows and cupboards. Additional features include an attached single heated garage, heated storage room, and backyard patio with cement pad and low maintenance backyard. Location is ideally close to all amenities including shopping center, swimming pool, rec facilities and seniors drop-in center.