

6407 52 Street
Ponoka, Alberta

MLS # A2239878



\$249,900

Division:	Co-op Subdivision		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,200 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s), Poured Concrete	Utilities:	-

Features: Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Shed, corded electric lawnmower and weed whacker that are currently in the shed (as is) - they work great.

NO LOT RENT And A DOUBLE HEATED GARAGE!! This property offers amazing value on an Owned Lot at The Landing in the Co-op Subdivision. This manufactured home includes 3 bedrooms, 2 bathrooms, with open floor plan and vaulted ceilings. The Large lot includes a fully finished and heated Double detached garage, a fully fenced and landscaped backyard with firepit area and a great 7x11 garden shed! There is LOADS of room to park your RV and even power run for your future hot tub!! A brand new hot water tank, new flooring in the main entrance and bedrooms, New siding on West and north side of the home and pride of ownership. Absolutely MOVE-IN READY and extremely comfortable...perfect for the first time buyers, investors or those looking to downsize and reduce the yardwork and home maintenance.