

8, 5311 57 Avenue
Ponoka, Alberta

MLS # A2282313



\$242,900

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| Division: | Lucas Heights | |
| Type: | Residential/Four Plex | |
| Style: | 2 Storey | |
| Size: | 1,067 sq.ft. | Age: 2008 (18 yrs old) |
| Beds: | 2 | Baths: 1 full / 2 half |
| Garage: | Parking Pad, Single Garage Attached | |
| Lot Size: | - | |
| Lot Feat: | Back Lane, Few Trees | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 300 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, Vinyl Windows | | |
| Inclusions: | NA | | |

Fantastic starter or revenue property now available. This well-maintained townhome offers a bright, functional layout and continues to show extremely well. The main floor features an open kitchen, dining, and living area with an abundance of windows that only end units can offer. The kitchen has been updated with all new appliances, including a gas range, range hood, microwave, dishwasher, and refrigerator. Upstairs, the 4-piece bathroom is conveniently located between the primary bedroom and a second generously sized bedroom. The fully developed lower level includes a comfortable family room with a 2-piece bathroom and laundry area, complete with a new washer and dryer. This space has previously been used as a home office and also offers flexibility as a potential third bedroom.