



**GRASSROOTS**  
REALTY GROUP

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2, 5511 54 Street  
Ponoka, Alberta

MLS # A2218946



**\$252,500**

Division:	Lucas Heights		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage door remote - 1

Beautiful 2 story townhouse located by the Regional hospital, close to schools and amenities. The upper level features 3 bedrooms, and 2 full bathrooms. The main level features the living room, kitchen and dining area, as well as convenient main floor laundry and a 1/2 bath. The basement features a large rec room, full bathroom, and storage / utility room. There is an attached garage, large driveway, and front porch.