



**GRASSROOTS**  
REALTY GROUP

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**4505 52 Street  
Ponoka, Alberta**

**MLS # A2225410**



**\$239,000**

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

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