



**407, 5007 52 Avenue
Ponoka, Alberta**

MLS # A2228100



\$199,000

Division:	Central Ponoka		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This fantastic end unit is on the top floor and has a great view of the river valley and green space below. This unit offers a bright east exposure in the living room and bedrooms. There are 2 bedrooms with the master featuring a walk in closet and 2 piece ensuite. Lots of storage in multiple closets and in suite laundry room. This unit includes all appliances and a parking stall in the underground parkade. As well there is a beautiful large balcony that can easily accommodate seating and plants. Attached to the balcony is also a storage room for storing items out of the weather in the winter months. The location of Tamarack Court is easily accessible to all town amenities.