



GRASSROOTS
REALTY GROUP

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502 Sunnyside 500 Place
Rural Ponoka County, Alberta

MLS # A2236625



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	768 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Landscaped, La		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	10-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Lawn Tractor, miscellaneous items in shed

Welcome to the highly sought after neighbourhood of Sunnyside in Gull Lake. Location Location!! Rarely dose a gem like this one come up backing on to the Gull Lake Golf Course. This cute 2 bedroom home has great potential for any family that wants to get away from the city. This home was built in the 60"s and moved to location on a new concrete foundation in the 90"s. The front entrance greats you with a closet and opens to a nice family room. Two sizable bedrooms, a 4 piece bathroom and full kitchen round out the main floor. Downstairs you will find lots of potential, there are two more bedrooms, a bonus/family room and you will find a framed in laundry room and a full bathroom. Outside the back door greats you with a large deck spanning across the back of the house, giving you views of the Golf Course and Lake. This home has its own water well and full tank/field septic system. A concrete parking pad is in place ready for your two car garage. Apple and fruit trees round out the rest of your yard. Also included is the garden shed and ride on lawn tractor. Call your favorite agent to book your showing before this one is gone.