



GRASSROOTS
REALTY GROUP

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**4402 52 Street
Ponoka, Alberta**

MLS # A2237249



\$259,900

Division:	Central Ponoka		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bungalow		
Size:	1,050 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed, clothes line

1050 sq ft townhouse designed for senior living close to downtown amenities. This home offers a convenient one level floor plan and a single attached garage. End unit with east, south and west facing windows fills this home with lots of natural light. The primary bedroom has a 2 piece ensuite and the second bedroom can be used as a convertible den/bedroom with access to the covered and screened deck. The fenced rear yard has abundant shrubs and flowering bushes, garden shed and full back alley access. Only a block or two to shopping, pharmacy, medical clinic, senior's drop-in center and rec facilities.