



69, 6205 54 Street  
Ponoka, Alberta

MLS # A2249741



**\$109,000**

<b>Division:</b>	Poplar Grove Community		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed

This nicely updated home offers 3 bedrooms and 2 baths. This home is well maintained and has had many recent upgrades including: new flooring throughout the kitchen and primary bedroom, some cabinetry, new hot water tank (2025), as well as dishwasher, stove in recent years. The open floor plan, features a nice flow to the main living area. A 14'x9' addition provides an extra space for a quiet sitting room or storage. (not included in square footage). Located on a corner lot backing onto trees and an open field. This home is on a rented lot with your monthly fee including water, sewer, and garbage pickup. Buyers must be approved by Park Management. Lot Lease is \$654.32 per month.