



GRASSROOTS
REALTY GROUP

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**3904 42 Street
Ponoka, Alberta**

MLS # A2257652



\$399,000

Division:	Riverside		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	1,207 sq.ft.	Age:	1969 (56 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Bldg Name:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 3 fridges, 3 stoves, washer and dryer, all blinds and window coverings

Exciting new opportunity! This well-maintained triplex in offers three spacious units. There are 2 units with 1 bedroom, and one with 2 bedrooms. Every unit features a full kitchen, a comfortable living room area, making it a convenient and attractive option for tenants. The two upper units each enjoy their own private balcony/deck, adding outdoor living space for residents. Unit 3 has been recently updated with fresh paint, new luxury vinyl plank flooring, new windows, and new blinds. Unit 1, located on the lower level, boasts vinyl plank flooring throughout, a large living room, two generously sized bedrooms, and a full bathroom. With recent renovations, functional layouts, and strong rental appeal, this triplex is a fantastic investment property offering both comfort and value. Exciting new opportunity! This well-maintained triplex in offers three spacious units. There are 2 units with 1 bedroom, and one with 2 bedrooms. Every unit features a full kitchen, a comfortable living room area, making it a convenient and attractive option for tenants. The two upper units each enjoy their own private balcony/deck, adding outdoor living space for residents. Unit 3 has been recently updated with fresh paint, new luxury vinyl plank flooring, new windows, and new blinds. Unit 1, located on the lower level, boasts vinyl plank flooring throughout, a large living room, two generously sized bedrooms, and a full bathroom. With recent renovations, functional layouts, and strong rental appeal, this triplex is a fantastic investment property offering both comfort and value.