



GRASSROOTS
REALTY GROUP

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6, 4605 55 Street
Ponoka, Alberta

MLS # A2262418



\$176,900

Division:	Central Ponoka		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	518 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to a smart and convenient choice in the heart of Ponoka! This well-located townhome is ideal for starting families or investors looking for solid value. Imagine living within walking distance of schools, playgrounds, and local favourites like the swimming pool, tennis courts, and arena — everything your family needs for fun and connection is right around the corner. For homeowners, this property offers an easy lifestyle close to amenities, while investors will appreciate its strong rental appeal thanks to its central location. Even better, the condo fee conveniently covers Ponoka utilities and exterior insurance — adding peace of mind and simplifying your monthly costs. Whether you're ready to settle in or start your investment journey, this home checks all the right boxes.