



**GRASSROOTS**  
REALTY GROUP

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**51, 5020 AB-2A**  
**Ponoka, Alberta**

**MLS # A2270788**



**\$135,000**

<b>Division:</b>	Ponoka Trailer Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This refreshed, move-in-ready home offers affordable living on a large lot with a low monthly lease of just \$500, including water, sewer, garbage, and road maintenance. Inside, you'll find a bright and inviting space with new paint, updated lighting, and modern flooring. Additional upgrades include new plumbing, electrical, heat tape, and full underbelly insulation for comfort and peace of mind. The smart layout features two spacious bedrooms, each with access to its own ensuite — ideal for families, guests, or shared living. Located in Ponoka Prairie Mobile Home Park on the north side of town, residents enjoy quick access to Highway 2A and are only minutes from schools, shopping, restaurants, and everyday amenities. With quick possession available, this stylish and updated home is a fantastic option for first-time buyers, downsizers, or anyone seeking value without compromise.