



8, 5311 57 Avenue
Ponoka, Alberta

MLS # A2282313



\$242,900

Division:	Lucas Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,067 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 300

LLD: -

Zoning: R4

Utilities: -

Inclusions: NA

Fantastic starter or revenue property now available. This well-maintained townhome offers a bright, functional layout and continues to show extremely well. The main floor features an open kitchen, dining, and living area with an abundance of windows that only end units can offer. The kitchen has been updated with all new appliances, including a gas range, range hood, microwave, dishwasher, and refrigerator. Upstairs, the 4-piece bathroom is conveniently located between the primary bedroom and a second generously sized bedroom. The fully developed lower level includes a comfortable family room with a 2-piece bathroom and laundry area, complete with a new washer and dryer. This space has previously been used as a home office and also offers flexibility as a potential third bedroom.