



**6410 51 Street
Ponoka, Alberta**

MLS # A2283884



\$180,000

Division:	Co-op Subdivision		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,115 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Seeking affordable home ownership? Check out this three bedroom home on its own town lot in the friendly Co-Op Subdivision. This one owner home was brand new when installed on this lot in 1982, and it has served its family well over the years. Now it is ready for a new chapter. Pull up the wide front street and take in the curb appeal starting with a spacious front deck, and imagine in the summer the meticulous flower gardens and window boxes that have been the envy of the neighborhood. Inside, the simple and functional floor plan offers not only three bedrooms but also a spacious living area, dedicated dining space, bathroom with cheater door to the primary bedroom, laundry and great storage. The home has been lovingly maintained - including new vinyl windows on all windows except the front one in 2010, a furnace in 2010, water heater in 2015, new roof and siding in 2022, and a new dishwasher just last summer. A back deck was built and then enclosed to keep out the elements, but still offers a wall of screened windows to catch that summer breeze. A porch was also added to serve as a mudroom and for additional storage. The spacious lot is over 90% fenced, and features a firepit, fruit trees, a stunning lilac and raspberry bushes. Ready for a refresh, this home could use some cosmetic updates - and it is priced affordably so you can treat yourself to those personal touches to make it feel like home. Crunch the numbers and you will see the value in this home.