



**12, 6405 54 Street  
Ponoka, Alberta**

**MLS # A2287141**



**\$99,000**

<b>Division:</b>	Poplar Grove Community		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** kitchen table and 4 dining chairs, pantry cabinet, linen cabinet, puzzle table and chair, desk and chair, lawn mower, blinds.

Spacious mobile home on a quiet street with beautiful mature trees, established perennials, and a matching shed. The living and kitchen area is a large open space with lots of light, and tons of cupboard space as well as a kitchen island. The master bedroom features a walk-in closet, 4 piece bathroom with a soaker tub, and enough room for a king bed. Another 2 fair sized bedrooms, a 4 piece bathroom, laundry room, and a large addition finish off the home with room for all of your extra belongings. Recent updates include shingles, flooring, paint, and baseboards in 2023. Approval by Pinecrest Estates must be a condition.