



**77, 6205 54 Street  
Ponoka, Alberta**

**MLS # A2290390**



**\$179,900**

<b>Division:</b>	Poplar Grove Community		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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>	-		

**Inclusions:** None

This refreshed 16x76 manufactured home offers 3 bedrooms and 2 full bathrooms, including a spacious primary suite complete with a private ensuite. Recent upgrades provide peace of mind, including NEW insulated skirting, NEW siding, NEW plumbing, NEW belly insulation, and fresh paint throughout. A durable metal roof adds to the worry-free ownership. Two new deck landings offer sturdy, convenient access, and the location is perfect based on the outside loop; end lot - providing added privacy with no neighbors behind and open parking alongside.