



**53, 6205 54 Street
Ponoka, Alberta**

MLS # A2292711



\$169,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Poplar Grove Community | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | None, See Remarks | Utilities: | - |
| Features: | - | | |

Inclusions: 2 decks with ramp, Stand Up Freezer, additional fridge

This well-maintained 2016 modular home offers 3 bedrooms and 2 bathrooms with a bright open-concept floor plan. Durable linoleum flooring throughout provides low-maintenance and comfortable living. The home features central air conditioning, two 10' x 10' decks, and an exterior ramp for easy access. The yard is partially fenced, offering some privacy and outdoor space to enjoy. Located in Pinecrest Estates (Poplar Grove Mobile Home Park), this home is move-in ready. Buyers must be approved by park management. Some pet restrictions apply.