



**#206, 5007 52 Avenue
Ponoka, Alberta**

MLS # A2297549



\$199,000

Division:	Central Ponoka		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	662 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating: Standard, Hot Water

Floors: Carpet

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: All blinds and window coverings

This move-in ready 2-bedroom condo is located in a well-established 45+ complex and offers comfort, convenience, and low-maintenance living. The functional layout features a kitchen that opens directly into a bright, spacious living and dining area, that is ideal for everyday living and easy entertaining. You'll appreciate the generous primary bedroom, a versatile den that works nicely as a home office or guest room, a full bathroom, and the convenience of in-suite laundry. One of the best parts of this unit is the large private balcony, perfect for morning coffee or evening relaxation, along with a huge storage unit for all your extras. You'll also enjoy the security and year-round comfort of a heated indoor parking stall. The building has been well-maintained with notable upgrades over the years, including new windows. There is an elevator for easy access. This is an excellent option for anyone looking to downsize or embrace a true lock-and-leave lifestyle with no yard work, and no worries! Additional perks include a hospitality room to host guests on the main floor with a public bathroom. This property is perfect if you are looking for affordable living, and will check all the right boxes.