

**69, 6205 54 Street  
Ponoka, Alberta**

**MLS # A2249741**



**\$117,000**

**Division:** Poplar Grove Community

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,216 sq.ft.      **Age:** 1989 (37 yrs old)

**Beds:** 3      **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** Shed

This nicely updated home offers 3 bedrooms and 2 baths. This home is well maintained and has had many recent upgrades including: new flooring throughout the kitchen and primary bedroom, some cabinetry, new hot water tank (2025), as well as dishwasher, stove in recent years. The open floor plan, features a nice flow to the main living area. A 14'x 9' addition provides an extra space for a quiet sitting room or storage. (not included in square footage). Located on a corner lot backing onto trees and an open field. This home is on a rented lot with your monthly fee including water, sewer, and garbage pickup. Buyers must be approved by Park Management. Lot Lease is \$654.32 per month.