



GRASSROOTS
REALTY GROUP

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69, 6205 54 Street
Ponoka, Alberta

MLS # A2302478



\$109,900

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'x9' 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 \$630.00 a month plus 24.32 garbage and sewer recovery. There is one line of Poly B under the trailer, this has been taken into consideration in pricing.