



**502 Sunnyside 500 Place  
Rural Ponoka County, Alberta**

**MLS # A2304850**

**\$375,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Back Lar		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-42-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Storage, Wood Windows		

**Inclusions:** Ride on lawn tractor

Welcome to the highly sought after neighbourhood of Sunnyside in Gull Lake. Location Location!! Rarely does a gem like this one come up backing on to the Gull Lake Golf Course. This cute 2 bedroom home has great potential for any family that wants to get away from the city. This home was built in the 60"s and moved to location on a new concrete foundation in the 90"s. The front entrance greets you with a closet and opens to a nice family room. Two sizable bedrooms, a 4 piece bathroom and full kitchen round out the main floor. Downstairs you will find lots of potential, there are two more bedrooms, a bonus/family room and you will find a framed in laundry room and a full bathroom. Outside the back door greets you with a large deck spanning across the back of the house, giving you views of the Golf Course and Lake. This home has its own water well and full tank/field septic system. A concrete parking pad is in place ready for your two car garage. Apple and fruit trees round out the rest of your yard. Also included is the garden shed and ride on lawn tractor. Call your favorite agent to book your showing before this one is gone.