



GRASSROOTS
REALTY GROUP

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2 6205 54 Street
Ponoka, Alberta

MLS # A2328444



\$174,000

Division:	Poplar Grove Community		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: New stove, built in dishwasher, all window coverings

This spacious 1,520 sq ft home is move-in ready and shows nicely. Well-built for comfortable living with a bright open layout and an abundance of natural light. Notable improvements include a new furnace and hot water tank installed in June, 2026, along with a new stove and built-in dishwasher. The home has not been lived in for approximately two years as it was carefully stored in Calgary until this perfectly sized lot became available. Enjoy modern conveniences including all window coverings, and appliances. Outside are two decks, perfect for enjoying your coffee, while soaking in the summer. Also a gravel parking pad, it will be completed by the park. This is an excellent opportunity for first-time buyers, downsizers or anyone seeking easy living on one level. The home sits on a great lot, on a quiet street with plenty of parking. Located closed to school, parks, playgrounds and amenities; all you have to do is move in! Lot is leased through Pinecrest Estates.