



GRASSROOTS
REALTY GROUP

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2, 5511 54 Street
Ponoka, Alberta

MLS # A2347094



\$250,000

Division:	Lucas Heights		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R4
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this spacious two storey townhouse offering a functional layout with plenty of room for everyday living. The main floor offers a bright living room, dining area and well designed kitchen with island, along with the convenience of main floor laundry and a 2 piece bathroom. The upper level features three bedrooms, a 4 piece main bathroom. The generous primary bedroom has a walk in closet and private 4 piece ensuite. The fully finished basement adds even more living space with a comfortable family room, versatile flex area, another full 4-piece bathroom and utility room. There is an attached single front garage provides added storage and easy access. Condo fees are \$320 per month and include water, sewer, garbage collection and exterior insurance. Conveniently located close to schools, shopping, parks and the hospital, this townhouse offers a practical combination of space, convenience and low maintenance living.