



GRASSROOTS
REALTY GROUP

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29, 6205 54 Street
Ponoka, Alberta

MLS # A2350732



\$115,000

Division:	Poplar Grove Community		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	960 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, See Remarks		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Shed

This well-maintained 960 sq ft manufactured home offers a functional and spacious living with 3 bedrooms and 1 full bathroom. The open-concept layout creates a comfortable and inviting space. Numerous upgrades include: Flooring, windows (2012), Shingles (2014), Furnace and hot water tank (2023). Recent work on water lines under the unit, including new heating system installed add extra protection from freezing pipes in the winter. A 12x12 enclosed porch (not included in the square footage) provides extra storage space or a cozy mudroom entry. The yard is partially fenced and features both front and back parking. Enjoy your morning coffee or relax in the evenings on the 12x26 partially covered deck—ideal for outdoor living. Lot rent for new owners is \$630 + \$25 for water and sewer + 24.32 for garbage/month. Buyers must be approved by Park Management. Pets must also be approved by park management.