

1, 5011 55 Avenue
Ponoka, Alberta

MLS # A2147885



\$185,000

Division:	Central Ponoka		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	574 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Primary Downstairs, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

This 574 sq ft front unit in this well maintained fourplex & located close to shopping, walking trails and dog park. Main floor offers an open and spacious floor plan with a 2 pce bathroom and main floor laundry. Lower level is developed with 2 bedrooms with a walk-in closet off the primary bedroom, 4 pce bath and utility room. Large windows in the basement offer ample lighting in the bedrooms. This unit has been well maintained and offers a quick possession! Assigned Parking in the back with an electrical plug-in for your vehicle with off-street parking as well. This is a great opportunity for first time buyer's to get into the market OR this could be your ticket to simpler living.