

8, 5311 57 Avenue  
Ponoka, Alberta

MLS # A2166758



## \$229,900

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Laminate Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 300

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** Garage Door Control (1)

Fantastic starter or revenue property is up for grabs! This one owner townhome has been very well cared for over the years and shows next-to-new! Conveniently located near schools, shopping, parks, recreation and general hospital, it is a great fit for those wanting a very walkable unit to almost everything Ponoka has to offer. Kitchen/dining and living space on the main floor is nicely sized with an abundance of windows that only end units can offer. Upstairs, the 4 piece bathroom is flanked by the primary bedroom and a second, nicely sized bedroom. Downstairs features a comfortable family room area with 2 piece bathroom/laundry combination. This downstairs area was once used as a home office space but could also be utilized as a 3rd bedroom - the choice is yours! Professionally cleaned prior to listing with attention given to any small maintenance items that needed it (ie new ceiling vents, new bathroom mirror, pressure relief valve replaced, etc), this is truly a move-in-and-enjoy opportunity!