

# \$249,900 - 6407 52 Street, Ponoka

MLS® #A2239878

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.08 Acres

Co-op Subdivision, Ponoka, Alberta

NO LOT RENT And A DOUBLE HEATED GARAGE!! This property offers amazing value on an Owned Lot at The Landing in the Co-op Subdivision. This manufactured home includes 3 bedrooms, 2 bathrooms, with open floor plan and vaulted ceilings. The Large lot includes a fully finished and heated Double detached garage, a fully fenced and landscaped backyard with firepit area and a great 7x11 garden shed! There is LOADS of room to park your RV and even power run for your future hot tub!! A brand new hot water tank, new flooring in the main entrance and bedrooms, New siding on West and north side of the home and pride of ownership. Absolutely MOVE-IN READY and extremely comfortable...perfect for the first time buyers, investors or those looking to downsize and reduce the yardwork and home maintenance.

Built in 2007

## Essential Information

MLS® #	A2239878
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.08
Year Built	2007



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	6407 52 Street
Subdivision	Co-op Subdivision
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Oven, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Piling(s)

### Additional Information

Date Listed	July 14th, 2025
Days on Market	12
Zoning	MHS

### Listing Details

Listing Office	RE/MAX real estate central alberta
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