

# \$169,000 - 16, 6205 54 Street, Ponoka

MLS® #A2209801

**\$169,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

Poplar Grove Community, Ponoka, Alberta

This thoughtfully designed, spacious mobile home is 20' x 76' and features 2'x6' walls. Inside discover an open floor plan with vaulted ceilings, creating a spacious and airy feel throughout. The kitchen is a chef's delight, boasting extra cabinets, a walk-in pantry, and a convenient island—perfect for meal prep or casual dining. Ample storage space keeps everything organized and within reach. The primary bedroom is complete with an ensuite bathroom and walk-in closet. The 2 large bathrooms offer plenty of room to unwind and relax. Outside, enjoy a fenced yard with a storage shed, ideal for hobbies or extra gear. The home is also wheel chair accessible with ramp. All buyers must be approved for residency by park management. Lot rent applies and includes water, sewer, pad rent, road maintenance, and garbage services. This move-in-ready home was just professionally cleaned (including carpets) and is waiting for you!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209801  |
| Price          | \$169,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 2009                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16, 6205 54 Street     |
| Subdivision | Poplar Grove Community |
| City        | Ponoka                 |
| County      | Ponoka County          |
| Province    | Alberta                |
| Postal Code | T4J 1M5                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|            |                                                                   |
|------------|-------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating    | Forced Air                                                        |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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