

\$189,000 - 6405 52 Street, Ponoka

MLS® #A2243421

\$189,000

2 Bedroom, 1.00 Bathroom, 976 sqft

Residential on 0.13 Acres

Co-op Subdivision, Ponoka, Alberta

This charming one-level home, located ON ITâ€™S OWN LOT, is a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With a thoughtful layout, you are welcomed with a spacious front porch entry that makes a great mudroom and additional storage space. Inside, you will find a bright and open kitchen featuring a window that overlooks the covered side deck, a pantry for extra storage, and space for a kitchen table. There is also a moveable island for extra prep space. A new dishwasher was added in 2025 for added convenience. The adjoining living room is filled with natural light thanks to large windows and offers a comfortable space to relax and unwind. There are two generously sized bedrooms, a full 4-piece bath, and a centrally located laundry area. Some interior improvements were completed in 2022, including new vinyl plank flooring that enhances the home's overall appeal. Outdoor living is a standout feature, with two decks that offer ample space for patio furniture and entertaining, and the other a covered retreat perfect for relaxing evenings. A front ramp provides easy access to the home, making it ideal for seniors or those requiring mobility assistance. Additional value comes from the garden plot and storage shed in the yard. New 40-year shingles were installed in 2023. This home has been well maintained, is in a great location, and is move-in ready.

Built in 2004



Essential Information

MLS® #	A2243421
Price	\$189,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	976
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	6405 52 Street
Subdivision	Co-op Subdivision
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1G8

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	July 29th, 2025
Days on Market	4
Zoning	MHS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.