

# \$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, Range Hood, Washer/Dryer, Window Coverings, Electric Oven
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	1
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.