



**GRASSROOTS**  
REALTY GROUP

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**6418 55 Avenue  
Ponoka, Alberta**

**MLS # A2289956**



**\$459,900**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, white shed

Priced below recent appraised value!! This beautifully maintained and upgraded bungalow is ideally located on the a quiet non-through road bordered by mature trees, on one of the most desirable streets in town! Offering 3+2 bedrooms, 3 bathrooms, and exceptional privacy, this home delivers the perfect balance of comfort, functionality, and thoughtful updates. From the moment you step inside, you'll appreciate the open layout, designed for both everyday family living and effortless entertaining. The bright and spacious kitchen features quartz countertops, a stylish tile backsplash, modern hardware, a pantry, and abundant cabinetry and counter space. A large window overlooks the serene, newly fenced backyard, creating a peaceful backdrop for meal preparation. All appliances have been replaced between 2024&ndash;2026, providing modern efficiency and peace of mind with the majority in stainless steel. Enjoy casual breakfasts in the cozy nook or step through the patio doors onto the brand-new deck which is the perfect extension of your living space for gatherings. The inviting living room is filled with natural light and centered around a warm gas fireplace. An adjoining formal dining area offers flexibility and can easily serve as a piano room, sitting area, or additional entertaining space. The primary bedroom retreat includes a walk-in closet and a beautifully updated ensuite. Main-floor laundry adds everyday convenience and practicality. Downstairs, the fully developed basement with in-floor heat expands your living space with two additional bedrooms, a 3-piece bathroom, and a large rec/games room ideal for a pool table, media space, or children's play area. Plumbing lines have been replaced with pes in the past few years. Curb appeal shines with the professionally landscaped front yard featuring concrete edging, washed rock, mature shrubs,

and irrigation. The backyard has been enhanced with new fencing, offering added privacy and security. There is also extra space for parking, alley access, and RV parking. Additional upgrades include a new garage door, new hot water tank (2020), new flooring throughout the living room, bedrooms, and basement, fresh paint, remodeled ensuite, and updated light fixtures. Surrounded by other executive homes in a peaceful setting, this property is perfectly suited for families seeking space privacy and comfort, or empty nesters looking for quality, low-maintenance living in an exceptional location.