



GRASSROOTS
REALTY GROUP

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**6315 60 Street Close
Ponoka, Alberta**

MLS # A2294809



\$449,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,010 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Par		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Security cameras and monitor

Welcome to this charming, well maintained home, perfect for families or anyone seeking a comfortable, move in ready property. Featuring 3 spacious bedrooms and 2 full bathrooms, this home offers a functional layout ideal for everyday living and entertaining. The bright, inviting living room creates a warm space to relax, while the well appointed kitchen provides ample cabinetry and workspace, with direct access to the deck perfect for seamless indoor/ outdoor living. The fully finished basement adds valuable living space, ideal for a recreation room, home office, or guest accommodations. Recent updates include a new hot water tank (2025) and a recently serviced furnace, offering added peace of mind. Outside, enjoy a heated double detached garage with a workbench and built-in shelving perfect for hobbyists or extra storage as well as a convenient RV parking pad. The beautifully landscaped, fully fenced yard offers a private outdoor retreat, ideal for families, pets, and entertaining. Located in a desirable neighborhood close to the hospital, parks, soccer fields, schools, and amenities, this home combines comfort, functionality, and an excellent location. The perfect starting point for your next adventure!