



**6402 55 Avenue
Ponoka, Alberta**

MLS # A2299442



\$459,999

Division:	Lucas Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, built-in dishwasher, microwave, washer/dryer, blinds/window coverings, garage door opener and control, shed, workbench (garage), shelving (garage), children's play center in the backyard

Welcome to 6402 55 Avenue, a beautifully maintained two-story home in Ponoka's desirable Lucas Heights neighbourhood. With five bedrooms, four bathrooms, and a fully developed basement, this property offers the space, comfort, and thoughtful layout that growing families are often searching for. The main floor begins with a bright formal living room and an attractive staircase that creates a welcoming first impression. From there, the home opens into a spacious kitchen, dining, and family room area, where large windows and soaring ceilings bring in natural light and create an airy, open feel. The kitchen is both functional and inviting, featuring a centre island, and corner pantry. Patio doors off the dining area lead to the east-facing deck and the private backyard beyond. Upstairs, the primary suite offers a walk-in closet and a full ensuite complete with a soaking tub and separate shower. Two additional bedrooms and another full bathroom complete the upper level, offering a practical setup for family living. The lower level is fully finished and adds valuable extra space with two more bedrooms, a full bathroom, and a spacious rec room that can easily serve a variety of needs, from family gathering space to hobbies, games, or a home office setup. With this much room to work with, the home is well suited to both daily life and changing needs over time. The backyard is another strong feature of the property. The fence was replaced in 2020, and the included children's play centre adds immediate value for a young family. Mature trees and established landscaping create a comfortable sense of privacy and help round out the appeal of this well-cared-for home. Set on a nicely sized lot in an attractive area of well-kept homes, this property combines generous space with a warm and welcoming feel. It is a home that has clearly been cared for and one that

offers an excellent opportunity for the next family to settle in and enjoy.