



**6134 52 Street Close
Ponoka, Alberta**

MLS # A2301172



\$419,995

Division:	North End		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

A Family home opportunity on a quiet cul-de-sac with an incredible outdoor setup and very quiet backyard! This property features an oversized detached garage with 220 power, plus plenty of off-street parking—perfect for vehicles, toys, or a workshop. Enjoy your own backyard retreat with a covered deck and private hot tub, and a HUGE yard with tons of space for the family, friends, swimming pool, trampolines and outdoor entertaining space! Inside, the well-maintained 2 story offers a functional layout with an eat-in kitchen, bright living room, and convenient main floor laundry and half bath. Upstairs you'll find 3 generous bedrooms and full bathroom, while the fully developed basement includes a family room, large additional bedroom, and another full bathroom with lots of storage space in the combination storage/utility area.