



**6301 58 Street
Ponoka, Alberta**

MLS # A2304122



\$550,000

Division:	Meadowlark Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Only steps from a huge park and playground reserve, and within walking distance to the high school, this brand new Laebon built home in beautiful Meadowlark Estates is available for immediate possession! Designed with family in mind, this spacious 1896 sq ft floor plan offers a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. A nicely appointed kitchen offers raised cabinetry, stainless steel appliances, quartz countertops, a large island with an eating bar, and a walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a 4 pce ensuite with a large soaker tub, walk in shower, private water closet, and a spacious walk in closet. The attached garage is insulated, drywalled, and taped and has a floor sump to keep your floor dry in the winter. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for a washer and dryer to make this a completely move in ready package. A poured concrete front driveway, front sod, and rear topsoil to grade will be completed by the builder as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed.