



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 5511 54 Street
Ponoka, Alberta

MLS # A2311666



\$265,000

Division:	Lucas Heights		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	1 remote		

****Beautifully designed 2-storey townhouse in a convenient and highly desirable location!**** Ideally situated within walking distance to the Regional Hospital and close to schools, shopping, parks, and everyday amenities, this home offers the perfect blend of comfort, function, and lifestyle. Step inside and you will immediately appreciate the bright, open-concept main floor featuring a spacious living room, dining area, and kitchen filled with natural light from the large windows. Hardwood flooring adds warmth and character, while the kitchen island provides the perfect space for meal preparation, casual dining, or gathering with family and friends. The main floor also offers convenient laundry, a 2-piece bathroom, a generous entryway with closet space, and direct access to the attached garage. Upstairs, the home continues to impress with 3 well-sized bedrooms and 2 full bathrooms. The primary bedroom is a relaxing retreat, complete with a walk-in closet, ceiling fan, and private 4-piece ensuite. The two additional bedrooms are generously sized and can easily accommodate queen-sized beds. A large linen closet and second 4-piece bathroom complete the upper level. The finished basement adds even more living space with a large recreation room, full bathroom, and a storage/utility room — ideal for movie nights, a home gym, guest space, or a playroom. Outside, enjoy your morning coffee on the welcoming front porch. The large driveway offers room for 2 small vehicles or a truck and small trailer. The gravelled front yard provides low-maintenance curb appeal, while the rear yard offers green space to enjoy. This home was thoughtfully constructed with ICF common walls and basement foundation right to the roof, providing added energy efficiency and helping reduce sound transfer between units. With affordable condo fees of \$320/month, including water,

sewer, garbage, and common area maintenance, this property offers exceptional value. Comfortable, efficient, affordable, and conveniently located — this townhouse is a wonderful place to call home.