



**GRASSROOTS**

REALTY GROUP

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**5910 60 Ave  
Ponoka, Alberta**

**MLS # A2318131**



**\$449,000**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** New Stove , new washer and dryer, all blinds and window coverings,

This well maintained 1,459 sq ft bungalow in a highly desirable area, is ideally located close to schools, hospital, playgrounds, and soccer fields. This property is sure to impress with great curb appeal. Inside, the main floor features an open-concept design with soaring vaulted ceilings that create a bright, spacious, and inviting living area. The well-designed kitchen offers generous counter space, abundant cabinetry, a large pantry, and direct access to the rear deck; perfect for entertaining family and friends. The living and dining areas are enhanced by updated light fixtures and a cozy gas fireplace. Additional main-floor highlights include a convenient main floor laundry, a 4-piece bathroom, and three generously sized bedrooms. The impressive primary suite boasts a large walk-in closet and a luxurious ensuite bathroom featuring a glass-enclosed walk-in shower with a premium Pulse ShowerSpa system. The fully developed lower level offers in-floor heating and includes two additional bedrooms, another 4-piece bathroom with an extra-long soaker tub, a spacious media/games room, an office, and ample storage. Notable upgrades since 2018 include new shingles, 2 hot water tanks replaced, a new high-efficiency furnace (2022), updated lighting, fresh paint, and more. Outside, the beautifully landscaped backyard is ready for summer enjoyment with a two-tier deck, a like-new hot tub, and a newer 6-foot fence for privacy. A 14' x 12' shed provides excellent storage for tools and outdoor equipment. The attached double garage offers additional parking and storage space. This is a rare opportunity to own a move-in ready home in a sought-after neighbourhood.