



**6004 53 Ave
Ponoka, Alberta**

MLS # A2319188



\$369,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,203 sq.ft.	Age:	1969 (57 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Built in dishwasher, washer on pedestal, all blinds and window coverings, 2 storage sheds, 2 garage door door openers and 2 controls, central air conditioning unit

This spacious 1,202 sq. ft. fully developed bi-level offers so much potential and is situated on a quiet street in the desirable Lucas Heights subdivision of Ponoka. This well cared for home features 3+3 bedroom, 2.5 bathrooms and is perfect for growing families or those seeking a versatile and comfortable home. The main floor features an open kitchen and dining area, ideal for busy family life or entertaining guests, while the living room boasts a cozy wood-burning fireplace. The primary bedroom is conveniently located on the main level and includes a 2-piece ensuite. The fully finished basement provides excellent additional living space with a spacious rec/family room and three additional bedrooms. The fenced yard features a double garage and is noicely landscaped. There have been many recent updates, including new shingles in the past five years, a new central air conditioning system, a new hot water tank installed in 2023, and a furnace replaced in 2014. Exterior improvements include a low maintenance composite deck with new railing in 2024, updated eavestroughs and fascia, metal roofs on both sheds, and garage shingles replaced in 2021. Some flooring has also been upgraded for added appeal. This home combines comfort, functionality, and value in a fantastic family-friendly neighbourhood close to schools, Centennial Park, and all amenities. Whether you are looking for your forever home or a solid investment with room to personalize, this property is full of potential.