



**5506 63A StreetClose  
Ponoka, Alberta**

**MLS # A2319307**



**\$444,900**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Pie		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

WELCOME TO PONOKA! Perched in a very attractive corner of Town, find this haven of privacy, beauty and a lot of square feet! Custom four level split, featuring a gorgeous french country kitchen that opens onto a vaulted ceiling great room with big windows and lots of natural daylight. The entryway is grand and a chandelier welcomes you in. Master bedroom offers a walk-in closet, evening sun, and a fantastic custom en suite featuring the same granite that captured our attention in the kitchen. ACross the hall are two more bedrooms, one with new flooring, and a four pice bathroom. Five bedrooms and four bathrooms total, a double attached garage, a roof that&rsquo;s in great shape and all new pex plumbing. Gas burning fireplace keeps the great room grand and a wood-burning stove keeps the ground level living room cosy. From here, garden doors lead onto a covered back patio, off to the side is a small deck which accesses directly onto the kitchen, we have to assume for barbecuing. Carrying on at ground level is an open patio to enjoy the sun, one step down leads to the paving stoned fire pit area, and a wall of towering Aspen all around the perimeter of the yard to keep the space feeling private and serene. Two garden sheds, both in great shape, helps free up the storage in the garage, and a second parking pad at the back in addition to the beautiful paving stone driveway out front. Ponoka is one of Alberta&lsquo;s best towns, offering all the amenities and some very nice luxuries, including the picturesque Battle River, historic downtown, and the world-class Ponoka Stampede. This is Alberta, Amen!