



GRASSROOTS
REALTY GROUP

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6406 55 Avenue
Ponoka, Alberta

MLS # A2327371



\$599,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER & REMOTE(S), WATER SOFTENER, CENTRAL VACUUM & ATTACHMENTS

5 BEDROOM, 3 BATHROOM 2-STOREY WITH OVER 2,379 SQ. FT. ABOVE GRADE PLUS A FULLY DEVELOPED BASEMENT ~ ORIGINAL OWNER HOME IN PRISTINE CONDITION ~ OVERSIZED DOUBLE ATTACHED GARAGE ~ Great curb appeal with mature landscaping, stucco and stone exterior, and an extra long driveway welcomes you ~ Covered front entry leads to a spacious foyer with travertine tile floors, chandelier and soaring ceilings open to the second level ~ The great room features hardwood floors, soaring vaulted ceilings, a bright sitting room with southwest facing bay windows overlooking the front yard, and opens to the formal dining room with a chandelier ~ The kitchen offers solid oak cabinets, granite countertops, large island with drawers, full tile backsplash, walk in pantry, stainless steel appliances, windows above the sink overlooking the backyard, and opens to a bright breakfast nook with bay windows and garden door access to the tiered deck ~ The family room overlooks the backyard and is centred by a cozy gas fireplace with tile surround and mantle ~ French doors lead to the main floor office with a full wall of built in cabinetry and bay windows ~ Spacious laundry room with built in cabinets, tile floors and garage access is located next to a 2 piece bathroom ~ Open staircase overlooks the main floor and leads to the upper level ~ The primary bedroom easily accommodates a king bed and features a walk in closet plus an ensuite with an air tub beneath bay windows with shutters, separate shower, water closet, granite vanity and tile floors ~ Two additional bedrooms are both generously sized, one with a walk in closet, and share an oversized 4 piece bathroom with a skylight, granite vanity and tile surround ~ The fully developed basement offers operational in floor heat, a large family room with built in storage, two bedrooms, craft room/flex

space, abundant storage, and a bathroom roughed in (tub installed) ~ HEATED oversized attached garage is insulated, finished with painted drywall, has floor drains, hot and cold taps and a man door to the front yard ~ The pie shaped backyard has no neighbours behind, mature trees, garden beds, fruit trees and shrubs, a garden area, back alley access, is fully fenced, and includes a shed ~ Additional features include central vacuum, water softener, and in floor heat in the front entry, kitchen, ensuite, basement and garage ~ Located in desirable Lucas Heights, close to schools, parks, playgrounds, walking trails, shopping and all amenities, with easy access to the Battle River Valley trail system, golf, recreation facilities and the annual Ponoka Stampede.