



GRASSROOTS
REALTY GROUP

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5909 62 Avenue
Ponoka, Alberta

MLS # A2338263



\$599,911

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,548 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

Inclusions: FRIDGE , STOVE , DISHWASHER , WASHER , DRYER ,

Discover the perfect blend of comfort, space, and everyday convenience in this beautifully designed 5-bedroom bungalow, offering a lifestyle tailored for modern family living. Bright, inviting, and thoughtfully laid out, this home delivers effortless flow between its main living spaces while providing the versatility today's families need. The main floor features an open-concept kitchen, dining, and living area filled with natural light. The well-appointed kitchen offers an abundance of cabinetry and counter space, a centre island with seating, stainless steel appliances, and a reverse osmosis system. The adjoining dining area provides plenty of room to gather, while the comfortable living room is anchored by a gas fireplace. Three bedrooms are conveniently located on the main level, including a generous primary retreat complete with a walk-in closet and 4-piece ensuite featuring a deep soaker tub and separate shower. Two additional bright bedrooms and a 3-piece bathroom complete the main living area. Main-floor laundry is conveniently located just off the entrance to the heated double attached garage. The fully developed basement adds excellent additional living space, featuring two more bedrooms, a 4-piece bathroom, and a large rec/family room with plenty of space for movie nights, games, or entertaining. A wet bar enhances the space, while a second laundry room with additional storage adds even more practicality for a busy household. Outside, the fully fenced yard offers attractive landscaping, an underground sprinkler system, and plenty of room to enjoy. In addition to the double attached garage, the property also includes a heated single detached garage wired for 220V—ideal for a workshop, hobbies, additional parking, or storage. Conveniently located close to schools and the hospital, this well-equipped bungalow delivers an impressive

combination of space, flexibility, garage capacity, and everyday convenience.