



GRASSROOTS
REALTY GROUP

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6008 57 Avenue
Ponoka, Alberta

MLS # A2339710



\$345,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,329 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: Garage door opener and 2 remotes, 1 Fridge

1329 sq ft bi-level, located close to school and hospital offers ample room for a growing family with 6 bedrooms and 3 baths. Kitchen & dining room with oak cabinetry and direct access to back deck, Large Living Room with corner wood burning fireplace, 4 pce bath (recently upgraded) 3 bedrooms and 3 pce ensuite complete the main floor. Basement includes another 3 bedrooms, 4 pce bath (recently upgraded) and huge family room. HE Furnace installed in 2023 and H/W Tank in 2013. Large Deck overlooks the back yard. 24x26 double garage.