



GRASSROOTS
REALTY GROUP

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5420 55 Street
Ponoka, Alberta

MLS # A2345346



\$224,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings

This charming bungalow offers a practical layout and plenty of potential, with a partially developed basement plus both an attached and a detached garage; especially welcome as winter approaches. Located in Lucas Heights, it is close to schools, the hospital, and everyday amenities. The home features 2+2 bedrooms. The main floor has an open layout with easy flow from the kitchen to the dining and living rooms, along with main-floor laundry. The lower level includes two bedrooms, a bathroom, and generous storage. Priced to sell, this property is an excellent starter home or a strong addition to an investment portfolio. Bring your personal touches and make it your own.