



GRASSROOTS
REALTY GROUP

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6404 55 Avenue
Ponoka, Alberta

MLS # A2349570



\$519,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,915 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	Shed, Playhouse		
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Nestled within the desirable Lucas Heights community in Ponoka, this expansive 4 level split offers over 1900 square feet across three finished levels. 4 bedrooms & 4 bathrooms. Main floor features vaulted ceilings, a beautiful kitchen with island, walk-in pantry & upgraded quartz countertops. Lower level off the kitchen offers a cozy family room/computer area complete with gas fireplace. 2 pce bath & laundry area finishes off the lower level with access to attached double heated garage. Upper level offers 3 bedrooms & 2 baths. Primary bedroom features a walk-in closet & 3 pce ensuite. Basement is finished with another bedroom, 3 pce bath, utility room, storage and rumpus room with custom built wet bar for entertaining. Outside, discover a beautifully landscaped back yard, complete with a deck and patio for outdoor entertaining or retreats. Upgrades include 50 gal hot water tank, air conditioning, power outlets & lights, kitchen & bathroom countertops & faucets, paint, blinds, upgraded basement with built-in bar, new deck at the back of the yard, shed, irrigation system all in 2025-2026. With its thoughtful design, generous living spaces, and desirable location, this home represents an exceptional opportunity for those seeking a comfortable and well-appointed residence within a vibrant community. Don't wait to view!