

6010 57 Avenue  
Ponoka, Alberta

MLS # A2229962

**\$449,000**



<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** BLINDS

A four bedroom three bathroom house close to the hospital and schools. An updated home with Corian counters in the kitchen and main bathrooms. A front entry large enough to welcome friends and family without bumping shoulders leads you into the open floor plan of living, dining and kitchen space. The bright kitchen with Corian counters, large pantry and an eating space big enough for an eight person dining set is the heart of the home. A fully updated bathroom that was finished in the last two years is close and convenient. A spacious primary bedroom has another renovated three piece bathroom attached and a walk in closet. Two more equally spacious bedrooms finish out this floor. The basement is bright and airy! A large rec room is the center with another fully renovated bathroom and huge storage area. An attached double garage that is accessible thru the basement is spotless. Outside the back deck leads to a concrete patio and vinyl fenced yard for privacy. Three large gates make backyard access a breeze. A garden spot with established rhubarb are ready for you. Shingles replaced 2 years previously. Home has had all plumbing replaced. Kitchen appliances 2 years old