

6006 57 Avenue  
Ponoka, Alberta

MLS # A2278311



**\$474,900**

<b>Division:</b>	Lucas Heights	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b> 1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Central Vacuum/Attachments, Curtain Rods, Garage Door Opener		

This home has had Everything taken care of in recent years &ndash; and that means you get to Move In and Enjoy!! THE NEW&hellip;&hellip;New flooring, Trim, Doors, Closets, New Master shower, Granite in the kitchen, and Paint upstairs and down. THE BIG STUFF&hellip;..2025 - Furnace, Hot Water tank & A/C installation. RECENT YEARS: TRIPLE PANE Windows and Patio door, Roof, Siding, Garage door, Rubber stair, Path and Back deck, and a beautiful Chain link fence. This home is made for your growing family&hellip;with a total of 5 Bedrooms, 3 Bathrooms, Massive kitchen, eating area and formal dining space. The upstairs living room is bright and cozy, the front entrance is large enough for all the kids to pile in; and a MAIN FLOOR Laundry room!! This beautiful Bungalow is rounded out with 3 bedrooms upstairs including a Primary with walk-in closet and ensuite and a main bathroom for guests and others to share. There are two separate access points to the basement (Bring on the most epic game of tag or hide-and-seek ever), and the space down here is Absolutely Fantastic!!! There is a fully functioning rustic wood wet bar, two more bedrooms and another full bathroom. OUTSIDE &ndash; you have a beautiful covered deck with new rubber coating, chain link fence and a newly leveled yard with new sod a few years ago. This home is low maintenance so you can enjoy the time with your family and friends. There is back lane access and a large shed for you to enjoy and TONS of street parking with an extra-large paved driveway. Bring the Family & Enjoy the Space.