

5908 57 Avenue  
Ponoka, Alberta

MLS # A2284592



## \$420,000

<b>Division:</b>	Central Ponoka		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Kitchen Table & China Cabinet, Couch & Loveseat, Bed Frame, Treadmill, Pool Table, Cabinets in Family Room, Green House

This beautifully maintained 1,256 sq. ft. bi-level in desirable Lucas Heights offers excellent value with numerous upgrades and a great location. The main floor features a stunning new kitchen with cork flooring, stainless steel appliances, and plenty of cabinetry. Vaulted wood ceiling accents the kitchen, dining and living room. Beautiful hardwood floors on the living room and bedrooms. You also find three bedrooms, 1.5 bathrooms, main floor laundry, and updated lighting throughout. The fully finished basement includes two additional bedrooms, (one could be converted to 2 b/r or used for a great craft or sewing room) a 3-piece bathroom with a large storage room that could easily be converted into a sauna. Large windows in the basement offer plenty of natural light. Recent upgrades include a high-efficiency furnace, central air conditioning, a new hot water tank (2021) vinyl windows throughout. Outdoor highlights include a 10' x 20' composite deck overlooking the fenced backyard, perfect for relaxing or entertaining. The 26' x 24' garage includes a heated shop area—ideal for hobbyists or extra workspace. The front yard garden has produced an abundant harvest over the years but can easily be converted back to lawn. A greenhouse in the backyard provides the perfect place to grow your tomatoes and peppers. This home shows true pride of ownership—simply immaculate and must be seen to be appreciated!