



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5810 60 Street
Ponoka, Alberta**

MLS # A2236881



\$409,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,729 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Standard S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener and control

Welcome to this beautifully upgraded home nestled on a mature, tree-lined lot in desirable Lucas Heights! Perfect for a growing family, this spacious property offers comfort, style, and functionality. Step inside to be greeted by soaring ceilings, a striking brick fireplace, and gleaming, newly refinished hardwood floors. The bright and inviting kitchen has been thoughtfully updated with new countertops and flooring, and is filled with natural light from the large windows. Throughout the home, you'll find new energy-efficient windows—triple-pane in the kitchen and living room, and double-pane in the remaining rooms. Upstairs features three generously sized bedrooms, including a primary suite with en-suite bathroom, as well as a well-appointed main bath. The third level offers an expansive rec room, a convenient laundry room, an additional bathroom, and a fourth bedroom—ideal for guests or a home office. Additional recent upgrades include a new furnace, new eavestroughs, and a new washer and dryer. Outside, enjoy a fully fenced and private backyard oasis complete with a hot tub and above-ground pool (both negotiable), the massive tree provides amazing shade on the west facing yard as well as a storage shed for all your extras. Sit around the firepit on those warm summer evenings and enjoy your private yard with tons of perennials front and back. The detached double garage is insulated and features a new overhead door installed in 2020. This move-in-ready home combines modern upgrades with timeless charm—book your showing today!