



GRASSROOTS
REALTY GROUP

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**6407 60 StreetClose
Ponoka, Alberta**

MLS # A2240334



\$432,000

Division:	Meadowlark Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pi		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Visit REALTOR® website for additional information. This fully finished bi-level with attached garage plus a bonus single detached garage is on a spacious pie-shaped lot in a quiet close on the edge of Ponoka. The open-concept main floor boasts vaulted ceilings creating a bright feel over the generous living room, kitchen, & dining area. The kitchen features ample cabinetry, a walk-in pantry, a tile backsplash, & a large central island with breakfast bar. The dining area opens onto a raised deck with views of the beautifully landscaped & fully fenced backyard. Upstairs includes 2 beds, including a primary suite complete with a 4-piece ensuite & walk-in closet. Downstairs, offers 2 more beds, a rec room with a gas fireplace, another 4 pc bath & laundry. The large yard features a garden, flower beds, & handy storage under the deck, making this property as practical as it is inviting. NOTE Back garage door opener needs reprogramming