



GRASSROOTS
REALTY GROUP

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**6304 59 Street
Ponoka, Alberta**

MLS # A2250592



\$424,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,117 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: n/a

They say you can't have it all… but this 4-bedroom, 3-bath modified bi-level in Lucas Heights might prove otherwise. Wide stairs make moving furniture (and sleepy teenagers) a little easier. The open-concept kitchen and living area mean you can cook, chat, and keep an eye on whatever your kids are up to—without missing a beat. The primary suite has its own ensuite, because sometimes you just need your own space (and your own shampoo). Downstairs offers extra bedrooms and plenty of storage for holiday décor, hockey gear, or that treadmill you swear you’ll use again. The double attached garage keeps the cars warm, the neighbours friendly, and the snow shovelling to a minimum. Located in a quiet neighbourhood just minutes from the hospital and high school, it’s the kind of place where kids can ride bikes and you can actually hear yourself think.