



GRASSROOTS
REALTY GROUP

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**5815 63 Avenue Close
Ponoka, Alberta**

MLS # A2251402



\$295,000

Division:	Lucas Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,236 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	r2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

This 2011 half-duplex in the quiet and desirable community of Lucas Heights offers 3 bedrooms and 2.5 bathrooms, making it an ideal choice for families or first-time buyers. Step into an open-concept main floor featuring newer flooring, with additional matching flooring included to finish the bathrooms. A convenient 2-piece bathroom is also located on the main level. Upstairs, the spacious primary bedroom boasts a large walk-in closet and a full 4-piece ensuite. The two additional bedrooms are perfect for family, guests, or office space. Enjoy outdoor living in the fully fenced backyard, complete with a large deck—perfect for relaxing or entertaining. The unfinished basement provides a blank slate for your custom development ideas—whether you need more living space, a rec room, or a home gym. Located close to the hospital, schools, playgrounds, and parks, this home offers both comfort and convenience.