



GRASSROOTS
REALTY GROUP

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6006 57 Avenue
Ponoka, Alberta

MLS # A2270265



\$489,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,616 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, Vinyl Windows, Wet Bar		

Inclusions: Large shed in back yard, Wood bar furniture

If you are looking for the ULTIMATE FAMILY home in a highly sought after neighbourhood in Ponoka – the WAIT IS OVER! This home has had Everything taken care of in recent years – and that means you get to Move In and Enjoy!! FIRST: The NEW……New flooring, Baseboards and Mouldings, Doors, Closets, New Master shower, Granite in the kitchen, and Paint upstairs and down. The BIG STUFF…..2025 - Furnace, Hot Water tank & A/C installation. RECENT YEARS: Windows and Patio door, Roof, Siding, Garage door, Rubber stair, Path and Back deck, and a beautiful Chain link fence. This home is made for your growing family…..with a total of 5 Bedrooms, 3 Bathrooms, large kitchen, eating area and formal dining space. The upstairs living room is bright and cozy, the front entrance is large enough for all the kids to pile in; and a MAIN FLOOR Laundry room!! This beautiful Bungalow is rounded out with 3 bedrooms upstairs including a Primary with walk-in closet and ensuite and a main bathroom for guests and others to share. There are two separate access points to the basement (Bring on the most epic game of tag or hide-and-seek ever), and the space down here is Absolutely Fantastic!!! There is a fully functioning rustic wood wet bar, two more bedrooms and another full bathroom. OUTSIDE – you have a beautiful covered deck with new rubber coating, chain link fence and a newly leveled yard with new sod a few years ago. This home is low maintenance so you can enjoy the time with your family and friends. There is back lane access and a large shed for you to enjoy. Bring the Family & Enjoy the Space.