



GRASSROOTS
REALTY GROUP

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**6006 57 Avenue
Ponoka, Alberta**

MLS # A2278311



\$474,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,616 sq.ft.	Age:	1993 (33 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: Central Vacuum/Attachments, Curtain Rods, Garage Door Opener

This home has had Everything taken care of in recent years – and that means you get to Move In and Enjoy!! THE NEW……New flooring, Trim, 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: TRIPLE PANE 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, Massive 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 and TONS of street parking with an extra-large paved driveway. Bring the Family & Enjoy the Space.