



**5908 57 Avenue
Ponoka, Alberta**

MLS # A2284592



\$420,000

Division:	Central Ponoka		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,256 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Kitchen Table & China Cabinet, Couch & Loveseat, Bed Frame, Treadmill, Pool Table, Cabinets in Family Room, Green House

This beautifully maintained 1,256 sq. ft. bi-level in desirable Lucas Heights offers excellent value with numerous upgrades and a great location. The main floor features a stunning new kitchen with cork flooring, stainless steel appliances, and plenty of cabinetry. Vaulted wood ceiling accents the kitchen, dining and living room. Beautiful hardwood floors on the living room and bedrooms. You also find three bedrooms, 1.5 bathrooms, main floor laundry, and updated lighting throughout. The fully finished basement includes two additional bedrooms, (one could be converted to 2 b/r or used for a great craft or sewing room) a 3-piece bathroom with a large storage room that could easily be converted into a sauna. Large windows in the basement offer plenty of natural light. Recent upgrades include a high-efficiency furnace, central air conditioning, a new hot water tank (2021) vinyl windows throughout. Outdoor highlights include a 10' x 20' composite deck overlooking the fenced backyard, perfect for relaxing or entertaining. The 26' x 24' garage includes a heated shop area—ideal for hobbyists or extra workspace. The front yard garden has produced an abundant harvest over the years but can easily be converted back to lawn. A greenhouse in the backyard provides the perfect place to grow your tomatoes and peppers. This home shows true pride of ownership—simply immaculate and must be seen to be appreciated!