



**6312 48 Ave  
Ponoka, Alberta**

**MLS # A2289324**



**\$399,000**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.82 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Lawn, Low Maintenance Landscape, No Back Lar		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	C2
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** None

Country Charm meets Cozy comfort on this updated 0.82 Acre Mini-acreage. This 2 bedroom, 1 bathroom character home features and inviting open-concept layout, a stunning kitchen and a warm wood stove that anchors the living space. Outside you’ll find a MASSIVE detached garage – insulated, and boasting 10ft interior walls – perfect for a workshop, storage or all the toys. The fully fenced yard (7.5ft tall page wire) offers exceptional space and privacy, ideal for pets, kids or just space to relax. The paved front drive extends over 100ft, providing ample parking for trucks, RVs, trailers and more. Connected to town water with its own septic system, this property offers convenience with no neighbours behind – you truly get the best of both worlds.