



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6315 59 Street  
Ponoka, Alberta**

**MLS # A2291804**



**\$359,900**

<b>Division:</b>	Lucas Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Window coverings

Fully developed Bi-level, 4 bedroom, 2 baths, and loads of living space for the family. Open and updated kitchen, dining, and living room give this home a very spacious feel. Main floor features master bedroom with 2 closets, a second bedroom, and an updated bathroom. Basement is fully developed with huge family room, 2 bedrooms and full 4 pc bathroom, as well as roughed in underfloor heat. Yard is partially fenced and landscaped with a large deck off the kitchen, and a pergola for privacy.