



**5905 61 Ave
Ponoka, Alberta**

MLS # A2293879



\$439,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-C
Utilities:	-

Inclusions: All blinds and window coverings, garage door opener and 2 controls, moveable island, shelving in garage, 2 portable air conditioners, storage shed, outdoor gazebo, patio furniture, central vac (as is)

Welcome to this spacious and beautifully maintained 5-bedroom, 3-bathroom home, ideally situated on a quiet street in a highly desirable neighbourhood. Offering a functional layout and generous living spaces, this property is perfect for families seeking comfort, convenience, and room to grow. Upon entering, you are welcomed into a bright and inviting upper level where a large living room overlooks the expansive front yard and is filled with an abundance of natural light. The recently renovated kitchen (2023) is sure to impress, featuring crisp white cabinetry, stainless steel appliances, and ample counter space, perfect for both everyday living and entertaining. The adjoining dining area provides plenty of room for family gatherings and offers direct access to the oversized covered deck, an ideal space for relaxing, hosting, and enjoying the outdoors. The upper level is complete with two well-sized bedrooms, a full 4-piece bathroom, and a spacious primary retreat featuring its own private ensuite. Downstairs, the fully developed lower level adds exceptional versatility with two large family/recreation areas, two additional bedrooms, and another 4-piece bathroom providing ample space for guests, teenagers, or flexible living arrangements. This home has seen key updates, including shingles replaced in 2023, as well as a new furnace and hot water tank installed in 2022, offering peace of mind for years to come. The fully fenced backyard is expansive and private, complete with two mature plum trees that are perfect for outdoor enjoyment and family activities. An attached double garage provides plenty of space for vehicles, storage, and workspace. Ideally located close to the soccer fields, hospital, walking trails, and high school, this home combines a peaceful setting with excellent accessibility to local amenities.