



**6404 60 Street Close
Ponoka, Alberta**

MLS # A2296788



\$495,000

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All blinds and window coverings

Tucked away on a quiet street that backs onto green space, in one of the most desirable areas of town, this stunning home offers the perfect blend of comfort, space, and location. From the moment you step inside, you'll be welcomed by a stunning upper-level living room filled with natural light, creating a warm and inviting atmosphere for everyday living and entertaining. The spacious kitchen is thoughtfully designed with ample cabinetry and workspace, seamlessly connecting to a designated dining area that's ideal for family meals and gatherings. The living room boasts a cozy fireplace with custom bead board accent, for an intimate setting. The main level features a generous bedroom along with a comfortable primary bedroom, complete with a walk-in closet and a private ensuite. A bathroom adds convenience and completes this level. The flooring has recently been replaced with durable vinyl plank flooring. The fully developed basement expands your living space with two additional bedrooms, another full bathroom, and a large family room that offers flexibility for a second living area, recreation space, or home theatre. A dedicated laundry room with overhead shelving provides practical storage and organization. Outside, you'll appreciate the attached double garage and the expansive backyard, featuring a beautiful deck that overlooks the newly fenced yard, with no rear neighbours, offering added privacy and a peaceful outdoor setting. This is a fantastic opportunity to own a beautiful home in a sought-after neighbourhood.