



**6107 57 Avenue
Ponoka, Alberta**

MLS # A2302883



\$374,990

Division:	Lucas Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1984 (42 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Recessed Lighting		

Inclusions: Playcenter in backyard

Room to grow in one of Ponoka's most established family neighbourhoods. This 6-bedroom, 2.5-bath bungalow sits on a quiet, mature street in Lucas Heights — steps from the Lucas Heights soccer fields, a short walk to Ponoka Secondary Campus, and minutes from the Ponoka Hospital and Care Centre. The main floor offers 1,232 sq ft with an open-concept kitchen and living area, three bedrooms including the primary, and two full baths. The fully developed lower level adds three more bedrooms, a family room, a 3-piece bath, and a dedicated office/study nook — bringing total finished living space to over 2,400 sq ft. It's a layout built for a growing family: room for kids to have their own space, a quiet corner for homework or working from home, and flex space for guests, hobbies, or a home gym. Outside, the fenced backyard is genuinely one of the home's best features — generous enough for a garden, a trampoline, and room left over for kids and pets to run. A covered back deck makes summer evenings easy. The 24'x24' detached double garage and concrete driveway handle the vehicles, tools, and gear that come with family life. Major mechanical updates include a newer hot water tank and a full roof replacement on both the house and garage in 2021. Clean, well-maintained, and ready to move into. Homes this size on lots like this are worth a look and the location can't be beat!