

# \$475,000 - 6306 58 Street, Ponoka

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MLS® #A2089787

## \$475,000

3 Bedroom, 3.00 Bathroom, 1,207 sqft  
Residential on 0.13 Acres

Meadowlark Estates, Ponoka, Alberta

This brand new Laebon built bungalow in beautiful Meadowlark Estates is walking distance to the high school and just steps away from a huge park and playground reserve. This home offers beautiful modern finishes in a wide open floor plan and offers 9' ceilings and vinyl plank flooring throughout the main living space. The kitchen offers raised two tone cabinetry, a large island, quartz counter tops, and a corner pantry, while the spacious living and dining room spaces overlook the back yard. The primary bedroom includes a beautiful ensuite with a freestanding soaker tub, oversized shower, dual sinks, and a walk in closet. A den and large laundry space complete the main floor. The basement is fully finished with a large family room, two spacious bedrooms, and a large bathroom. In-floor heat is roughed in for future use. Live worry free thanks to a full 1 year builder warranty and 10 year Alberta New Home Warranty, and front sod, rear topsoil, and a poured concrete driveway are all included in the price and will be completed as weather permits. If this home isn't quite what you're looking for, Laebon has lots all over Central Alberta and can custom build you whatever you're looking for. GST is already included in the purchase price, property taxes have yet to be assessed.

Built in 2023

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2089787    |
| Price          | \$475,000   |
| Sold Price     | \$465,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,207       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6306 58 Street     |
| Subdivision | Meadowlark Estates |
| City        | Ponoka             |
| County      | Ponoka County      |
| Province    | Alberta            |
| Postal Code | T4J 1K6            |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)                                                                                                 |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane, Private                 |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 27th, 2023  |
| Date Sold      | December 12th, 2023 |
| Days on Market | 46                  |
| Zoning         | R1C                 |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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