

\$294,900 - 6011 54 Avenue, Ponoka

MLS® #A2107052

\$294,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.16 Acres

Lucas Heights, Ponoka, Alberta

Here is a clean and well maintained home embodying the timeless charm you've been seeking! The journey begins in the spacious living room, seamlessly flowing into a chef's dream kitchen. Revel in high-end stainless steel appliances, a wealth of maple cabinets, and an eye-catching sliding door pantry. The dining area accommodates a family-sized table, providing a perfect setting for shared moments.

The main floor is complete with three bedrooms and a generously appointed and renovated main bathroom. You will be impressed with thoughtful upgrades made over the years, including new windows, lighting, and complete kitchen Reno. Venture to the lower level, where a large family room beckons, offering space for a pool table and gym equipment. A fourth bedroom, bathroom, and a well-appointed laundry room, accompanied by ample storage, round out this inviting space. There are additional laundry hook ups on the main floor, should you prefer to have laundry upstairs.

Outdoors through the kitchen's patio doors, you will find an enticing newer deck and Pergola overlooking a vast, fully fenced and landscaped backyard. This space is perfect for outdoor enjoyment. Additional features include an oversized 24'™x24'™ detached garage, paved driveway, extra parking space, and 2 garden sheds. This property, situated in a fantastic family-friendly location, and has recently seen some significant improvements.



Since September 2022, notable updates include a new high-efficiency Lennox furnace, new hot water tank, and a 50-year transferable warranty on the new Euroshield Vermont Slate shingles (rubber) on both the house and garage. The list of enhancements continues, covering eavestrough extensions, plumbing improvements, and electrical work. In addition, security features such as lock rekeying and a deadbolt for the garage door provide peace of mind. Miscellaneous updates include an energy audit and radon test, ensuring a comprehensive approach to modern living. Don't miss the opportunity to own this meticulously maintained home, offering a perfect blend of style, functionality, in an ideal family-oriented neighborhood! Quick possession is available.

Built in 1973

Essential Information

MLS® #	A2107052
Price	\$294,900
Sold Price	\$297,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6011 54 Avenue
Subdivision	Lucas Heights

City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 10th, 2024
Days on Market	30
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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