

\$327,500 - 5706 51 Avenue, Ponoka

MLS® #A2111389

\$327,500

4 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.17 Acres

Lucas Heights, Ponoka, Alberta

Prepare to be impressed when you step into this inviting and meticulously maintained classic bungalow, lovingly cared for by its proud long term owners. A perfect blend of timeless character and contemporary upgrades awaits within this cozy home, in a sought after location, in Lucas Heights. The extensively renovated kitchen is the perfect location for family gatherings around the spacious island, and adjacent eating area. There are newer appliances and a walk in pantry. Natural light filters through windows that have been replaced over the years, enhancing energy efficiency and aesthetic appeal. The living room boasts a gas fireplace, enhancing it's ambiance while allowing for a seamless flow of sunlight. A full bathroom renovation in 2021 adds a touch of modern luxury, complementing upgraded carpets throughout the home. Essential improvements include a new hot water tank installed in 2022 and a new humidifier added to the furnace in the same year for enhanced comfort. Retreat to the primary bedroom, complete with its own ensuite, and dual closets, for added convenience. With a total of four bedrooms and three baths, there's ample space for family and guests. Additional features include a cold room in the basement and plenty of storage options in the laundry room.

On the outside, shingles were replaced in 2016. This property boasts a lush landscape maintained by an underground irrigation system in both front and back yards. Privacy



and durability are ensured with vinyl fencing, while a composite deck offers a low-maintenance outdoor retreat. There is also a gas line to the barbecue. The yard has been professionally landscaped and showcases an array of perennials and shrubs. Storage needs are met with two sheds, and a covered carport protects from the elements. Back alley access adds convenience for additional parking or storage options. This property represents a turn-key gem in an unbeatable location across from a park, and close to all amenities, schools, and hospital.

Built in 1973

Essential Information

MLS® #	A2111389
Price	\$327,500
Sold Price	\$318,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5706 51 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1M4

Amenities

Parking Spaces	2
Parking	Carport

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 12th, 2024
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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