

# \$656,900 - 6406 55 Avenue, Ponoka

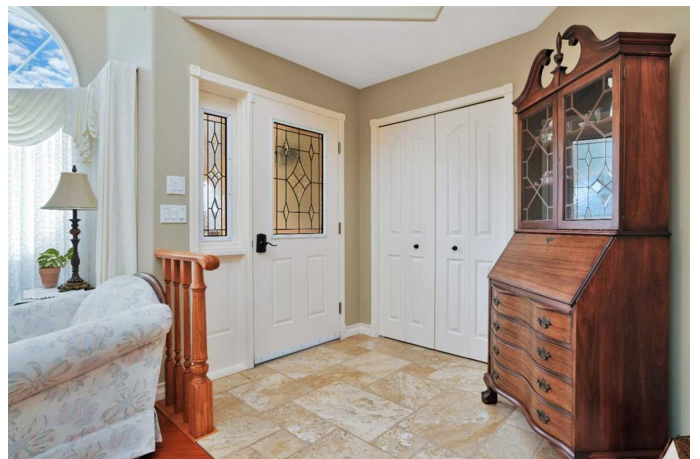
MLS® #A2211126

**\$656,900**

4 Bedroom, 4.00 Bathroom, 2,370 sqft  
Residential on 0.23 Acres

Lucas Heights, Ponoka, Alberta

Welcome to this stunning custom-built two-storey home, where comfort meets luxury in a serene and private setting. Nestled at the edge of town with rear alley access, this gem backs onto peaceful trees and a wide-open farmer's field offering the ultimate blend of tranquility and privacy. Plus, enjoy a convenient location just 50 minutes to Edmonton International Airport and 40 minutes to Red Deer! Step into a beautifully landscaped yard complete with an underground irrigation system, ensuring effortless maintenance and year-round curb appeal. Inside, you'll be welcomed by high-end finishes, including travertine tile and gleaming hardwood floors throughout the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite featuring an elegant ensuite with an air tub, stand-up shower, granite countertops, and ample closet space. A second 4-piece bathroom, also with granite countertops and a sun-filled skylight, serves the additional bedrooms. On the main floor, enjoy two cozy living rooms—one with a warm gas fireplace, perfect for relaxing evenings. A dedicated home office and a chef-inspired kitchen await, complete with stainless steel appliances, solid oak cabinetry with drawers galore, granite countertops, and a corner pantry. Step out onto the composite deck, perfect for al fresco dining or entertaining under the stars. The oversized double garage offers hot and cold water taps and in-floor heating, while both the



front entry and kitchen also benefit from in-floor heat for added comfort. The basement features an additional bedroom or office, a second bedroom, and a spacious family room—plus built-in storage throughout, maximizing every inch of space. The backyard is a true retreat, complete with poured concrete curbing, flower beds, a garden shed, crabapple trees, raspberry bushes, and smart screen eavestroughs. This home effortlessly blends upscale features with everyday function—an ideal sanctuary that’s just the right distance from city life!

Built in 1993

### Essential Information

MLS® #	A2211126
Price	\$656,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,370
Acres	0.23
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6406 55 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1S2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Stove(s), Washer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks, Underground Sprinklers, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	63
Zoning	R1

### Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.