

# \$414,900 - 6014 52 Avenue, Ponoka

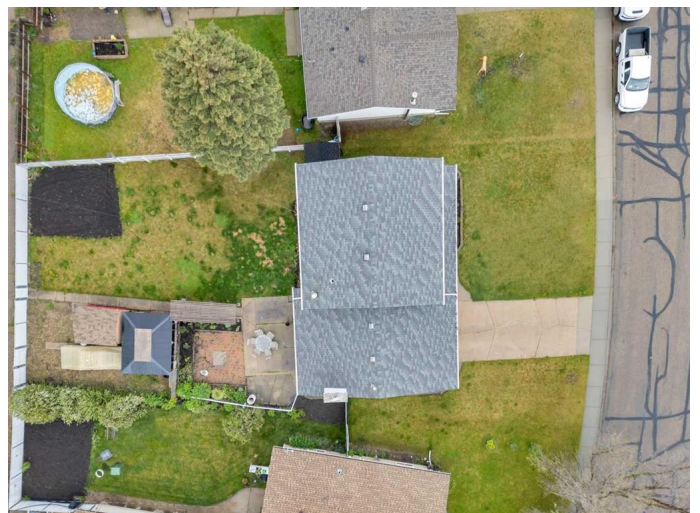
MLS® #A2223885

**\$414,900**

5 Bedroom, 3.00 Bathroom, 1,902 sqft  
Residential on 0.21 Acres

Lucas Heights, Ponoka, Alberta

Welcome to 6014 52 Avenue – a warm, inviting two-storey that's been lovingly updated and sits on an incredible 9,000+ sq ft lot in one of Ponoka's most walkable, family-friendly neighborhoods. With 5 bedrooms and over 1,900 sq ft above grade, this home gives your family space to grow and room to breathe ~ Step inside to a bright, renovated main floor featuring modern vinyl plank flooring, fresh paint, and an open layout that just works. The heart of the home is the beautifully updated kitchen, complete with a massive granite island, crisp white cabinetry, pendant lighting, a coffee bar, and tons of prep space ~ The kitchen opens to a sunny dining area with backyard views, perfect for everyday meals or family dinners ~ The main floor offers two distinct living spaces that give you flexibility and flow. At the front of the home, you'll find a bright, welcoming living room with large windows – perfect for family gatherings, entertaining friends, or just spreading out and relaxing ~ At the back of the home, there's a second, more private living area featuring custom built-in shelving that frames the TV beautifully, creating a cozy, polished space that feels like a natural retreat for movie nights or watching the Oilers win! ~ You'll also love the convenience of main-floor laundry, along with a handy half bath for guests ~ Upstairs, you'll find four freshly painted bedrooms, including a private primary suite with a walk-in closet and ensuite. The new carpet throughout the upper level gives



everything a clean, modern feel ~ Finding four true bedrooms upstairs is a rare gemâ€”perfect for families who want everyone on the same level ~ Downstairs, the finished basement features a fifth bedroom, a spacious rec room, updated laminate flooring, and another half bath. Itâ€™s move-in ready and incredibly functionalâ€”ideal for a home gym, games area, or teen retreat. Plus, the home is equipped with two furnaces for reliable comfort year-round ~ Outside, the massive backyard is a true highlight. The 9,000+ sq ft lot gives you room to breathe, entertain, and enjoy. Youâ€™ll find a large patio, gazebo, a garden area, off-street parking, and more than enough green space for kids, pets, or future plans. Thereâ€™s also a peaceful green space directly across the street that adds to the sense of openness.

The home has been tastefully updated over the years with newer vinyl windows, two furnaces, and hot water tanksâ€”giving you peace of mind and added comfort ~ All of this, within walking distance to every school in town, the hospital, restaurants, coffee shops, and timmy's! ~ If youâ€™ve been searching for a home with real space, thoughtful updates, and an unbeatable location, 6014 52 Ave should be at the top of your list.

Built in 1968

### **Essential Information**

MLS® #	A2223885
Price	\$414,900
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,902
Acres	0.21

Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6014 52 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1K4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R1

## Listing Details

Listing Office	Real Broker
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