

\$475,000 - 6401 55 Avenue, Ponoka

MLS® #A2251384

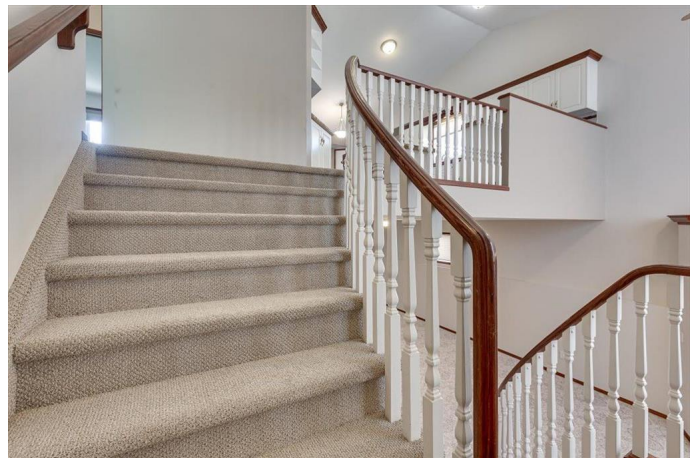
\$475,000

4 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0.18 Acres

Lucas Heights, Ponoka, Alberta

Welcome to this beautifully maintained and thoughtfully designed custom bi-level home, offering a perfect blend of space, style, and functionality. From the moment you step inside, you'll appreciate the quality craftsmanship and smart layout built for both everyday living and entertaining. The spacious kitchen is a chef's dream, featuring a large island with seating, pantry, and plenty of counter space – ideal for cooking and gathering. Adjacent to the kitchen, enjoy an enclosed sunroom, perfect for morning coffee or relaxing with a book year-round. The main level boasts a generous primary bedroom with a walk-in closet and direct access to the main bath, plus a second well-sized bedroom. Downstairs, the fully developed lower level is designed for cozy family living and fun. Enjoy a large family room with a gas fireplace and ground-to-ceiling windows that flood the space with natural light. A spacious recreation area makes a great space for hosting family gatherings or game nights. You'll also find two additional bedrooms and a full bath, offering privacy and comfort for guests or growing families. This home includes a double attached garage with in-floor heating, also extended throughout the basement and front entry for added comfort during cooler months. Outside, the landscaped yard is beautifully finished, featuring custom quik curb edging around the garden beds and storage under the sunroom for extra convenience. Recent updates include three ground-to-ceiling windows, new window



in kitchen, new siding, stone accents on the front of the home, new remote controlled blinds in living room and new shingles, ensuring great curb appeal. There are phantom screens at the front and rear door as well as privacy windows strategically placed in home for ultimate privacy. This home has been well cared for and is evident throughout. Jet tub is not blowing air-sold as is.

Built in 2000

Essential Information

MLS® #	A2251384
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6401 55 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1S2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	24
Zoning	R1

Listing Details

Listing Office	First Choice Realty (Ponoka) Ltd.
----------------	-----------------------------------

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.