

# \$300,000 - 5604 53 Avenue, Ponoka

MLS® #A2226679

**\$300,000**

3 Bedroom, 3.00 Bathroom, 1,096 sqft  
Residential on 0.16 Acres

Lucas Heights, Ponoka, Alberta

Located in the Greater Ponoka Area of LUCAS HEIGHTS. A sassy raised bungalow that offers up a ton of pizzazz right from curb appeal, all the way through the home and out the back door to a fresh, updated, sodded, fenced back yard with 2 car parking pad off the back alley. You can have all the benefits of this family home has for your family to enjoy. A well maintained Bungalow over the years with vinyl windows, shingles approximately replaced in 2011, hot water tank in 2012 and new furnace in 2014. Stainless steel appliances are near new and are just a part of the bling that this home offers up. The interior of home has been buffed, polished, painted and tastefully decorated to accomodated any family needing comfortable, durable, big value home in a wonderful, quiet community. Benefit from the 3 bedrooms, 1.5 baths, spacious living room, re decorated kitchen and main floor laundry too. Huge open basement layout for your 4 piece bath with jetted tub, games room, safe space, storage, extra family stay over and has a room for office, hobby room or possible rest area. All older cast iron pipe removed in home and now drainage lines are pcv pipe. Groomed, fenced, treed backyard, with flower beds, shady retreats and a Rhubarb patch. Back fence has gate to enter backyard, all kinds of room for the new garge you want or need and the garden shed is free with a successful purchse. All amenities are a short walk or quick drive. Access to highway 2 to get you on your way is fast and easy.



Built in 1968

## Essential Information

MLS® #	A2226679
Price	\$300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,096
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5604 53 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1M4

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Side By Side, Other, Outside, Owned

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vinyl Windows, Crown Molding
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.