

# \$329,900 - 5509 54 Avenue, Ponoka

MLS® #A2211407

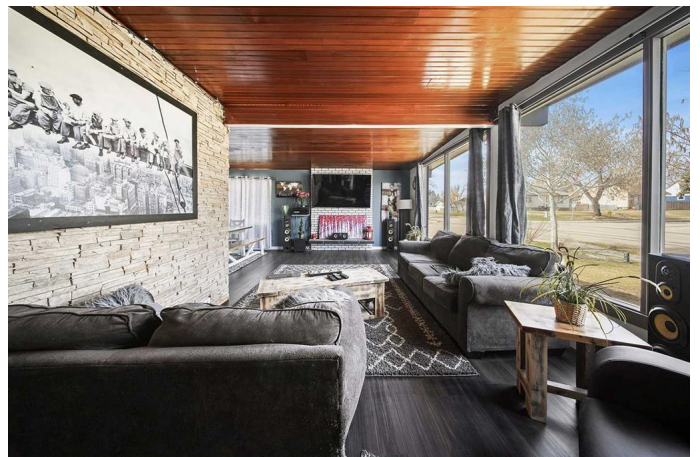
**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.19 Acres

Lucas Heights, Ponoka, Alberta

Looking for an affordable home but still want tons of character and charm? Then look no further! So much on offer in this very lovely mid century bungalow in Ponoka situated on a beautiful corner lot just steps from a huge park with fishing pond. The past two years has seen tons of updates to the home and yard. From new flooring throughout most of home, paint, light fixtures, entry doors, insulation added where needed including garage with new garage door (plus heat vented in from the house). Everywhere you look beautiful touches have been added throughout the house to enhance your living experience. As soon as you enter in to the spacious entry you will be in awe. From stone walls to mahogany wood and beamed ceilings, a whole wall of windows letting so much light in, built in china cabinet, wood burning fireplace . . . the list goes on! Cute galley kitchen nestled between a kitchen nook and dining room offering lots of potential to remodel kitchen if more space is needed. Two bedrooms upstairs including primary with half bath plus an office which could be used as a bedroom. Downstairs has so much on offer too, with two more bedrooms, bathroom number three (shower is almost functional) and large beautiful family room with room for pool table. Also a kitchen area with beautiful eating bar included. If that is not enough - head outside from the dining room to a large covered upgraded deck for the best experience in summer living. Added bonus is a gazebo over a smaller deck on east



side of house, perfect for your morning coffee plus two nice sheds in the back. Also spot to park your R.V.! This beautiful south facing back yard has views of the trout pond at Centennial Park , splash park and walking trails and lights up at Christmas! Perimeter fence has been completely redone including 6 x 6 pressure treated posts. This home is move in ready and will be a treat to view !

Built in 1974

### **Essential Information**

MLS® #	A2211407
Price	\$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.19
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5509 54 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1L7

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bookcases, Built-in Features, Separate Entrance
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Covered Courtyard
Lot Description	Back Yard, City Lot, Gazebo
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	3
Zoning	R2

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.