

# \$519,000 - 6306 53 Ave, Ponoka

MLS® #A2211968

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 0.17 Acres

Lucas Heights, Ponoka, Alberta

This immaculate 5-bedroom, 3-bath bungalow is tucked away on a quiet street in an ideal location and truly shows like new. From the moment you arrive, the exceptional curb appeal and welcoming atmosphere set the tone for what's inside. Step into a pristine home that has been thoughtfully designed for functionality, comfort, and style. The bright, open main floor layout includes a well-appointed kitchen featuring granite countertops, stainless steel appliances, and an adjoining dining area—perfect for family dinners or entertaining guests. Large windows throughout allow natural light to pour in, complementing the rich dark cabinetry and fresh, neutral paint tones. The living room is highlighted by a stunning stone fireplace with a mantle and built-in cabinetry—ideal for storage and display. The main floor also offers 2 bedrooms and a spacious primary suite, complete with a walk-in closet and a private ensuite with shower. The laundry room is conveniently located on this level and features built-in cabinetry and a closet to keep everything neat and organized. Downstairs, the fully finished basement offers a large open family/recreation room, two more generously sized bedrooms, a full bathroom, and a dedicated storage room. Additional comforts include central air conditioning, in-floor heating, central vac, and a heated double attached garage—ensuring year-round comfort and convenience. The double attached heated garage is an added bonus!



Step out the back door to a spacious, covered deckâ€”perfect for summer barbecues or simply relaxing in the fresh air. The landscaped backyard is fully enclosed with maintenance-free vinyl fencing and features a garden plot and a storage shed. This move-in-ready home has been cared for, and provides comfort, space, and style in a quiet, desirable neighborhood. It is the perfect fit for families, or empty nesters alike!

Built in 2015

**Essential Information**

MLS® #	A2211968
Price	\$519,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,355
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6306 53 Ave
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V8

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	6
Zoning	R1-C

## Listing Details

Listing Office	RE/MAX real estate central alberta
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