

# \$424,900 - 6304 59 Street, Ponoka

MLS® #A2245229

**\$424,900**

4 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.12 Acres

Lucas Heights, Ponoka, Alberta

They say you can't have it all but this 4-bedroom, 3-bath modified bi-level in Lucas Heights might prove otherwise. Wide stairs make moving furniture (and sleepy teenagers) a little easier. The open-concept kitchen and living area mean you can cook, chat, and keep an eye on whatever your kids are up to without missing a beat. The primary suite has its own ensuite, because sometimes you just need your own space (and your own shampoo).

Downstairs offers extra bedrooms and plenty of storage for holiday décor, hockey gear, or that treadmill you swear you'll use again. The double attached garage keeps the cars warm, the neighbours friendly, and the snow shovelling to a minimum. Located in a quiet neighbourhood just minutes from the hospital and high school, it's the kind of place where kids can ride bikes and you can actually hear yourself think.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245229  |
| Price          | \$424,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,117     |



|            |                   |
|------------|-------------------|
| Acres      | 0.12              |
| Year Built | 2003              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6304 59 Street |
| Subdivision | Lucas Heights  |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J1V5         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer, See Remarks |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | R1-C             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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