

# \$423,900 - 6304 59 Street, Ponoka

MLS® #A2250592

**\$423,900**

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 just prove otherwise. Wide stairs make moving furniture (and sleepy teenagers) less of a wrestling match. The open-concept kitchen and living area let you cook, chat, and keep an eye on the action—whether it's homework, hockey highlights, or a toddler attempting parkour. The primary suite comes with its own ensuite, because sometimes you 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 cozy, the neighbours friendly, and the snow shovelling to a minimum. And here's a bonus you'll feel right away: a brand-new furnace and central A/C, installed Sept. 16, 2025, so you can move in knowing your comfort is covered for all seasons.

Set in a quiet neighbourhood just minutes from the hospital and high school, it's the kind of place where kids can ride bikes, neighbours wave from their decks, and you can actually hear yourself think.

Built in 2003

## Essential Information



MLS® #	A2250592
Price	\$423,900
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	Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	42
Zoning	R1-C

**Listing Details**

Listing Office	eXp Realty
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