

# \$294,900 - 6002 54 Avenue, Ponoka

MLS® #A2210696

**\$294,900**

3 Bedroom, 3.00 Bathroom, 1,165 sqft  
Residential on 0.19 Acres

Lucas Heights, Ponoka, Alberta

Solid Home in Prime Location! Welcome to this well-built home, offering incredible potential in one of Ponoka's most sought-after neighborhoods. This 1976 gem has remained in its original form with minimal cosmetic updates, making it the perfect opportunity for first-time buyers or anyone looking for a rewarding remodel or flip project. Featuring 3 bedrooms, 1.5 baths, and a roughed-in bathroom in the basement ready for development, there's plenty of room to make it your own. The solid construction and excellent bones provide a strong foundation for future updates. Outside, you'll find a single-car insulated garage along with a large parking pad—perfect for extra vehicles or RV parking. Situated close to schools, parks, recreational amenities, and the general hospital, this location is unbeatable. If you're looking for an affordable property with great potential in a fantastic community, this is the one!

Built in 1976

## Essential Information

MLS® #	A2210696
Price	\$294,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1



Half Baths	2
Square Footage	1,165
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6002 54 Avenue
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1L1

### Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Close to Clubhouse, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 13th, 2025
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Days on Market 6  
Zoning R1

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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