

# \$295,000 - 5815 63 Avenue close, Ponoka

MLS® #A2251402

**\$295,000**

3 Bedroom, 3.00 Bathroom, 1,236 sqft  
Residential on 0.08 Acres

Lucas Heights, Ponoka, Alberta

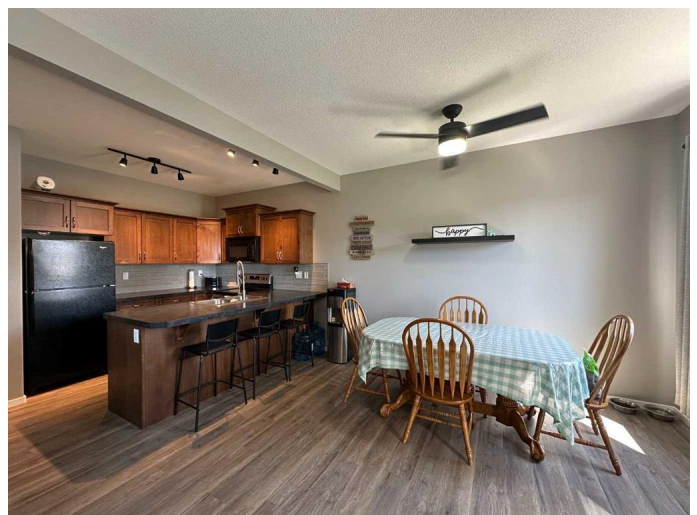
This 2011 half-duplex in the quiet and desirable community of Lucas Heights offers 3 bedrooms and 2.5 bathrooms, making it an ideal choice for families or first-time buyers. Step into an open-concept main floor featuring newer flooring, with additional matching flooring included to finish the bathrooms. A convenient 2-piece bathroom is also located on the main level. Upstairs, the spacious primary bedroom boasts a large walk-in closet and a full 4-piece ensuite. The two additional bedrooms are perfect for family, guests, or office space.

Enjoy outdoor living in the fully fenced backyard, complete with a large deck—perfect for relaxing or entertaining. The unfinished basement provides a blank slate for your custom development ideas—whether you need more living space, a rec room, or a home gym. Located close to the hospital, schools, playgrounds, and parks, this home offers both comfort and convenience.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251402  |
| Price      | \$295,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,236                  |
| Acres          | 0.08                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5815 63 Avenue |
| Subdivision | close          |
| City        | Lucas Heights  |
| County      | Ponoka         |
| Province    | Ponoka County  |
| Postal Code | Alberta        |
|             | T4J 0B2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 16                |
| Zoning         | r2                |

## **Listing Details**

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

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