

\$500,000 - 6308 60 Streetclose, Ponoka

MLS® #A2263690

\$500,000

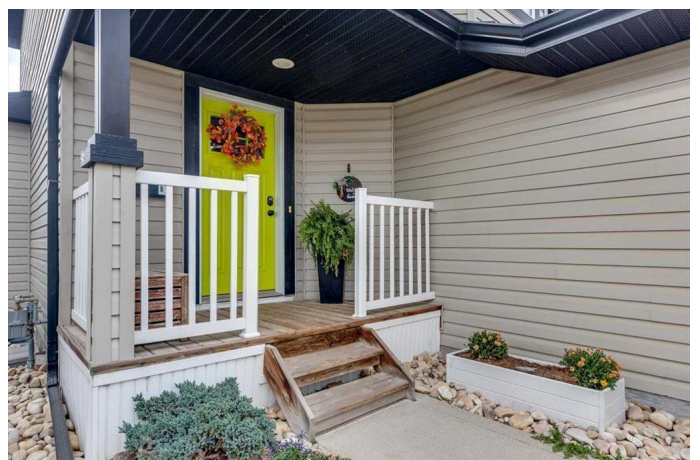
3 Bedroom, 4.00 Bathroom, 1,631 sqft

Residential on 0.12 Acres

Lucas Heights, Ponoka, Alberta

Welcome to 6308 60 Street Close - a beautifully upgraded home that blends modern comfort, thoughtful design, and lasting quality. Perfectly situated on a quiet close in Ponoka's desirable Lucas Heights, this inviting property offers over 2,400 sq ft of developed living space with 3 bedrooms and 3.5 baths - an ideal fit for young families. This home has seen extensive, high-quality updates both inside and out. Inside, you'll find a bright, functional layout featuring a remodeled kitchen with updated cabinetry (2019), generous storage, stainless steel appliances, and a newer fridge and stove. The spacious primary suite includes custom closet cabinetry and an ensuite fully renovated around 2015, featuring a premium Schluter waterproofing system - a high-end upgrade that provides superior protection against leaks and moisture. The lower level was refreshed with a new bathroom, soundproof ceiling tiles, and luxury vinyl plank flooring throughout the main and lower levels, adding to the home's stylish comfort. Fresh paint (Fall 2025) brings a crisp, welcoming feel throughout.

Behind the scenes, this property has been meticulously maintained and thoughtfully improved. Notable upgrades include stainless steel plumbing valves, a backwater control valve, dual hot water tanks with an expansion tank, in-floor heating in the basement, and Aspart-X coated floors in both the heated garage and furnace room. The Trane central



air conditioning system is known for its quiet operation and has been regularly and professionally maintained, while the Carrier control unit allows for simultaneous heat and A/C management - ensuring comfort in every season.

The exterior is equally impressive. A Euroshield rubber shingle roof (2019) offers Class 4 hail impact resistance, a 50-year warranty, and an elegant shake-like appearance - a durable, eco-conscious investment designed for longevity and curb appeal. Additional exterior highlights include window film on all west-facing windows for improved energy efficiency, a fully fenced and landscaped yard with mature trees and concrete curbing, and a lower deck perfect for summer barbecues and outdoor dining.

Added touches include custom blinds throughout (including a remote-controlled blind for the stairway window), a Phase 3 security system, Telus fiber-optic and cable internet wiring, and a cozy built-in bench and table area in the basement.

This home is truly move-in ready - offering peace of mind with modernized systems, timeless finishes, and a warm, welcoming atmosphere. The value here is exceptional. This one is a must-see!

Built in 2006

Essential Information

MLS® #	A2263690
Price	\$500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,631
Acres	0.12
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6308 60 Streetclose
Subdivision	Lucas Heights
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Storage, Vinyl Windows, Walk-In Closet(s), Granite Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s)
Roof	See Remarks, Rubber
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
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Days on Market	10
Zoning	R1C

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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