

# \$679,500 - 237 Canal Street, Rural Ponoka County

MLS® #A2187147

**\$679,500**

2 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.31 Acres

Meridian Beach, Rural Ponoka County, Alberta

If you're looking for that ultimate lake lot or a place to get away with the family.. look no further! This Canal Street property holds a premium location in Meridian Beach, a lakefront community on Gull Lake, Alberta. The development offers several amenities including its unique canal feature that provides unparalleled boat access to the lake, two white sand beaches, playgrounds, beach volleyball, tennis/pickleball courts, & a community hall. Enjoy a peaceful escape from the city, while being conveniently close to Calgary, Edmonton, & Red Deer. A winding asphalt lane leads you into a beautifully landscaped neighbourhood, partly covered with mature Poplar, Spruce, & Willow trees, placing this lot in an ideal location within the development. Imagine evening fires on a 0.31acre lot backing onto a densely treed area; perfect for the kids to play & explore! The 24X24™ garage offers room to park full sized vehicles, store all your water toys, bikes & snowmobiles! Head inside the home to explore the 2,110sqft of living space; the upper living area features soaring vaulted ceilings, corner woodstove, providing an elevated & grand loft experience! The master suite is also located on the upper floor extending the true loft feel with its own deck access, large walk-in closet, 4pc bathroom including bidet, massive soaker tub, tile flooring & a large custom tiled shower. The upper kitchen is a chef's dream, featuring gas stove, modern custom cabinetry, huge center island with pull up eating area, tile



backsplash, & a full stainless appliance package. Large bright windows all around this home, including south & west facing windows that absolutely pour in the sun. The main floor includes a laundry room, 2pc guest bathroom, a secondary kitchenette, 2nd pantry, offering great functionality when hosting large gatherings. Beautiful laminate flooring throughout, tiled entry way; plus, another 4pc bathroom & one more large bedroom on the lower level. Meticulously maintained & well cared for. The hardy board exterior of the home enhances its visual appeal while also ensuring durability & ease of maintenance. Do not miss the private wooded firepit area, an excellent place to gather the family for a round of Smores! Enjoy summer evenings exploring the woods, morning walks to the lake or relaxing on the deck; a great place to get together with family & friends. This property comes with a prime boat slip at the main bridge area providing quick drivable access for loading & unloading the boat. Additional features include functional in-floor heating for those cold winter months & a freshly paved driveway! Meridian Beach is Gull Lake's finest destination with a year-round community that offers many neighbourhood activities & amenities, a general store & restaurant, a great place to meet neighbors for a bite to eat. Ice fishing, tobogganing, skating, swimming, sunbathing & the yearly Canal Days will be an event to remember; come see what Meridian Beach has to offer!

Built in 2015

### **Essential Information**

MLS® #	A2187147
Price	\$679,500
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.31
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	237 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 2N3

### **Amenities**

Amenities	Beach Access, Boating, Playground, Recreation Facilities, RV/Boat Storage
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, RV Access/Parking, Asphalt, Shared Driveway
# of Garages	2
Waterfront	Canal Access, Beach Access, Lake

### **Interior**

Interior Features	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bidet
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, In Floor, Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Glass Doors, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Boat Slip
Lot Description	Garden, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	100
Zoning	5
HOA Fees	1000
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Advantage
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