

# **\$599,999 - 201 Canal Street, Rural Ponoka County**

MLS® #A2097794

**\$599,999**

2 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.33 Acres

Meridian Beach, Rural Ponoka County, Alberta

This Brand new home built by Asset Builders, winner of the 2024 Builder of the Year award, is the perfect getaway from your stressful life, for full time or part time living! No neighbors behind you & less than 3 min walk to the canal with walking trails close by & , this BUNGALOW is in the perfect family community of Meridian Beach. You will be delighted with this large covered 20'x10' front porch w/aluminum railing to catch the afternoon & evening sun . Step inside this spacious front entry, a perfect size for you & your guests that opens up to this amazing open floor plan with a vaulted ceiling & multiple triple pane windows throughout to bring in the natural light. Check out the ceiling height! This large kitchen with wood cabinetry & tons of countertop space (all in quartz), features an island w/extended countertop & walk in pantry. 4 upgraded appliances are included. Friends & family will want to stay forever in this dining room & living room that features a cozy gas fireplace, or have breakfast & dinner on the ABSOLUTELY HUGE back 36'x10' deck that has no neighbors behind. Get the joy of community living but privacy as well. Master bedroom is a good size with a large walk in closet & an ensuite bath that features a custom tile shower & double vanity sink. Bright 2nd bedroom also features it's own walk in closet. Full bath & side by side laundry area are on this floor. Basement unfinished, planned for 2 more bedrooms w/walk in closets, another full bath & a huge family room



w/wet bar that is almost half of the full basement in size. Outside to your yard, with room for a large future garage. Privacy & luxury, the perfect full time home or part time getaway! Easy Access to the canal where you can purchase a spot for your boat. Builder will do final grade only, no black dirt in order to make it easier to plan low maintenance landscaping in the future. Gravel will be provided for driveway. Stucco now completed!

Built in 2023

**Essential Information**

MLS® #	A2097794
Price	\$599,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.33
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	201 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 2N3

**Amenities**

Amenities	Beach Access, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	8
Parking	Off Street

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator
Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 12th, 2023
Days on Market	505
Zoning	R1
HOA Fees	1000
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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