

# \$879,500 - 228 Canal Street, Rural Ponoka County

MLS® #A2190304

**\$879,500**

3 Bedroom, 4.00 Bathroom, 2,548 sqft

Residential on 0.39 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 custom-built 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 summer oasis, partly covered with mature Poplar, Spruce, & Willow trees, this lot has an ideal location **BACKING DIRECTLY ONTO THE CANAL!** Imagine loading & unloading the boat only steps from your back door, giving you more time on the lake! The 28X24™ garage offers room to park full sized vehicles, store all your water toys, bikes & snowmobiles! Head inside the original owner home to explore the 3,950sqft of living space; the main floor features soaring vaulted ceilings, gas fireplace, & a wide open floor plan; great for entertaining! Large west facing windows absolutely showcase the sunsets! The back deck can be accessed via large double sliding glass doors, bringing the outdoors inside! If you like an evening hot tub, this property is for you! Engineered hardwood flooring, beautiful tilework & granite countertops throughout this home! The master suite is located on the upper floor & is



equipped with a large walk-in closet, 4pc ensuite, tile flooring & a large custom tiled shower. The kitchen is a chef's dream, featuring corner pantry, custom cabinetry, huge center island with pull up eating area, slate backsplash, & a full stainless appliance package with a second bar fridge. The main floor includes a very generous laundry room with additional coat storage & cabinetry, 4pc guest bathroom with a shower, offering great functionality when hosting large gatherings or hot tub get togethers. Beautiful, cork flooring throughout the lower level, plus a separate private entrance & ample room for a 4th.. or even a 5th bedroom! This house is VERY ROOMY, meticulously maintained & well cared for. The hardy board exterior of the home enhances its visual appeal while also ensuring durability & ease of maintenance. Enjoy summer evenings exploring the woods, morning walks to the lake or relaxing on the massive two-tiered deck. Additional features include: metal roof, solid wood interior doors, Pella doors & windows, functional in-floor heating on the lower level for those cold winter months, air conditioning, CAT 5 wiring, brand new hot water tank, & a fresh coat of paint throughout! 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!

Built in 2008

### **Essential Information**

MLS® #	A2190304
Price	\$879,500
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,548
Acres	0.39
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	228 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Amenities

Amenities	Beach Access, Boating, Playground, Park, Recreation Facilities, RV/Boat Storage
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Off Street, Boat, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Central Vacuum, Granite Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Electric Stove, Freezer
Heating	Fireplace(s), Natural Gas, Forced Air, Humidity Control, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Boat Slip, Dock
Lot Description	Back Yard, Front Yard, Lake, Many Trees
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	94
Zoning	5
HOA Fees	1000
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Advantage
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