

\$589,900 - 201 Canal Street, Rural Ponoka County

MLS® #A2097794

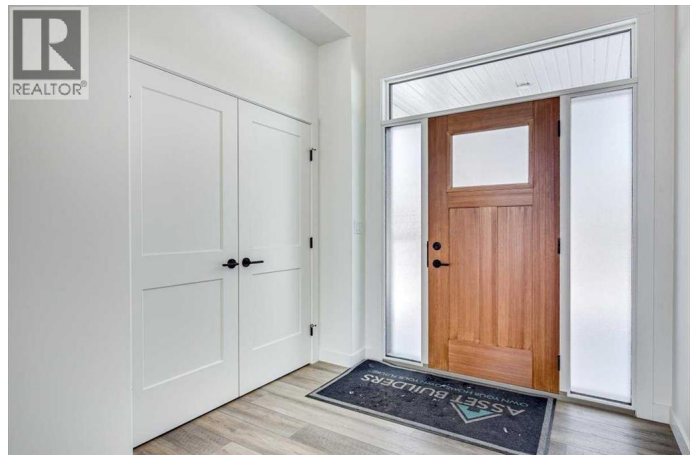
\$589,900

2 Bedroom, 2.00 Bathroom, 1,449 sqft

Single Family on 0.33 Acres

Meridian Beach, Rural Ponoka County, Alberta

PRICE REDUCED!! 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 is seeding for grass end of July. Room for a 24x24 garage @ back of property & still plenty of yard to play. Property backs onto the community baseball field so no neighbors behind you! (id:6289)

Built in 2023

Essential Information

Listing #	A2097794
Price	\$589,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,449
Acres	0.33
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	201 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T4L2N3

Amenities

Amenities	Recreation Nearby, Water Nearby, Recreation Centre
Features	No neighbours behind, No Smoking Home
Parking Spaces	8
Parking	Other

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.



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