

\$645,000 - 317 Canal Street, Rural Ponoka County

MLS® #A2236435

\$645,000

6 Bedroom, 3.00 Bathroom, 1,473 sqft

Single Family on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

Discover this meticulously maintained, move-in-ready 1,473 sq. ft. bungalow, a true gem in the heart of Meridian Beach. From the moment you pull up, the expansive wrap-around covered deck invites you to unwind—perfect for hosting with patio furniture, a fire table, or simply enjoying serene lake views. Step inside to a bright, open-concept living area anchored by a charming wood-burning stove, flowing effortlessly into the dining space and gourmet kitchen. The kitchen shines with stainless steel appliances (gas stove, fridge, microwave, dishwasher), sleek quartz countertops, a pantry, and abundant cabinetry. A private deck off the kitchen offers a cozy spot for morning coffee or evening relaxation. The main floor boasts three bedrooms, including a luxurious primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully finished basement expands your living space with three additional bedrooms, a modern full bathroom, a spacious rec room, and a laundry room with counters, a sink, and storage. In-floor heating keeps the lower level warm and inviting year-round. This home is loaded with premium features: an ICF block foundation, tankless hot water, soundproofing, a gemstone exterior lighting system, and an assigned boat slip. Set on a generous 0.32-acre lot backing onto tranquil greenspace, the property offers a large driveway leading to a detached double garage discreetly tucked behind. The backyard is an entertainer's dream, complete with a



fire pit for memorable gatherings. Meridian Beach is a vibrant lakeside community with two beaches, two parks, a tennis court, and the delightful Canal Street Eatery. Whether you’re seeking a full-time residence or a lakefront escape, this home delivers unmatched style and comfort. (id:6289)

Built in 2010

Essential Information

Listing #	A2236435
Price	\$645,000
Bedrooms	6
Bathrooms	3.00
Square Footage	1,473
Acres	0.32
Year Built	2010
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	317 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Water Nearby
Parking Spaces	10
Parking	Detached Garage
# of Garages	2

Interior

Appliances	See remarks
Heating	Forced air, In Floor Heating
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	ICF Block
Foundation	See Remarks

Listing Details

Listing Office	RE/MAX real estate central albe
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