

\$595,000 - 460 Summer Crescent, Rural Ponoka County

MLS® #A2251376

\$595,000

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Single Family on 0.23 Acres

Meridian Beach, Rural Ponoka County, Alberta

Welcome to this charming year-round home in the sought-after Meridian Beach community on the northeast side of Gull Lake. This beautiful home is set on a generous 9,000+ sq ft lot and offers three bedrooms plus an office, making it ideal for both family living and working from home. Thoughtful design and natural elements are showcased throughout, with durable cedar siding and rugged fir beams. Recent updates include a roof that is approximately five years old, some updated windows, and a washer replaced in 2024. The furnace has been inspected and cleaned annually for peace of mind. Adding to the appeal, this home comes with a large, highly desirable private boat slip in the canal, included in the list price. Other bonuses include a concrete driveway and pathways, hot water on demand, and an enclosed screened back porch for relaxing summer evenings. This vibrant lakeside development is renowned for its canal and timeless cottage-country ambiance, offering a lifestyle of relaxation and recreation. Residents can enjoy pavilions, boat launches, playgrounds, and a wide range of sports facilities including tennis and basketball. Meridian Beach features two sandy beaches, a spring-fed kilometer-long boating canal, nature trails, and walking paths throughout, as well as architecturally unique footbridges, and a large community hall. Whether you're seeking a relaxing retreat or an active lakeside lifestyle, this Meridian Beach property offers the perfect blend of



natural beauty and recreational opportunities.
Less than an hour drive from Red Deer and
within a couple of hours from Calgary or
Edmonton.Come and explore lake life at its
finest! (id:6289)

Built in 2009

Essential Information

Listing #	A2251376
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,523
Acres	0.23
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	460 Summer Crescent
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Park, Playground, Recreation Nearby, Water Nearby, Clubhouse, Recreation Centre
Features	No neighbours behind, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Wood Central heating, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Concrete
Exterior Features	Lawn
Construction	Poured concrete
Foundation	Piled, Poured Concrete

Listing Details

Listing Office	RE/MAX real estate central alberta
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