

\$949,000 - 705 Bridgeview Road, Rural Ponoka County

MLS® #A2251813

\$949,000

4 Bedroom, 4.00 Bathroom, 1,883 sqft

Single Family on 0.34 Acres

Meridian Beach, Rural Ponoka County, Alberta

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. Escape from the city, while being conveniently close to Calgary, Edmonton, & Red Deer. Offering a premium west-facing LAKEFRONT lot with unobstructed panoramic views! The 26x26'™ heated garage offers room to park full-sized vehicles & all the toys! Head inside to explore the 2,832 sq ft of living space; the main floor features soaring vaulted ceilings, a beautiful stone surround gas fireplace & a wide open floor plan—great for entertaining! Large west-facing windows absolutely showcase the sunsets over the lake. Enjoy the massive 41x16'™ private rear deck with glass railings, plumbed with natural gas, & a custom-built screened outdoor sunroom (complete with high-quality Weather Master vinyl windows, power, white-washed pine interior, & Douglas fir beams)—an absolute must-see! Pristine landscaping all around, privacy shades, exquisite boulder work, with thoughtful zeroscaping in those storage/trailer parking areas. Luxury vinyl plank flooring with beautiful finishings throughout this home. The master suite is located on the upper floor & is equipped with a large walk-in closet, 3pc ensuite, & comes with an unmatched view of



the lake! Just around the corner is another large bedroom; donâ€™t miss the loft overlooking the open-to-below living space & more lake views through transom windowsâ€”a great place to have an evening read of your favourite book. The kitchen is an absolute delight, featuring a corner sink overlooking the backyard, custom cabinetry with open wood shelving, center island, tile backsplash, & a full stainless appliance package, including wine fridge. The main floor includes a generous laundry room with additional coat storage, flex room, 2pc guest bathroom, offering great functionality when hosting family get-togethers. Downstairs youâ€™ll find a fully finished living space with kitchenette, 9â€™ ceilings, 2 big bedrooms, 4pc bath, & a generous second living room. This house is very roomy & meticulously cared for. The Hardie Board exterior enhances visual appeal while ensuring durability. Enjoy summer afternoons at the beach, morning walks along the lake, or hosting barbecues on your massive rear deck. Additional features include: functional in-floor heating on the lower level, water softener, central vac, AC, fire pit, Roxul sound-dampening insulation, triple-pane windows with sun stop, private dock on canal, & a 1/3 acre lot size. Meridian Beach is Gull Lake's finest destination with a year-round community that offers many neighbourhood activities & amenities, a general store & restaurantâ€”a great place to meet neighbors for a bite to eat. Ice fishing, tobogganing, skating, swimming, sunbathing, & the yearly Canal Days! (id:6289)

Built in 2019

Essential Information

Listing #	A2251813
Price	\$949,000
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Square Footage	1,883
Acres	0.34
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	705 Bridgeview Road
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Water Nearby, Recreation Centre
Utilities	Electricity, Natural Gas
Features	Wet bar, PVC window, Closet Organizers, No Smoking Home, Environmental reserve, Gas BBQ Hookup, Parking
Parking Spaces	5
Parking	Attached Garage, Boat House, Concrete, Garage, Heated Garage, Other, Oversize, RV
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Refrigerator, Water softener, Range - Electric, Dishwasher, Wine Fridge, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Central heating, Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Advantage



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