

\$599,000 - 439 Summer Crescent, Rural Ponoka County

MLS® #A2255617

\$599,000

4 Bedroom, 2.00 Bathroom, 1,214 sqft

Single Family on 0.21 Acres

Meridian Beach, Rural Ponoka County, Alberta

Discover this exceptional turn-key four season lake home located in Meridian Beach at Gull Lake, offering immediate access to the canal for convenient boat storage and docking. The property is thoughtfully designed to facilitate a seamless lake lifestyle, beginning with a spacious foyer equipped with lockers for outerwear and personal items. The open concept living, kitchen, and dining areas feature expansive windows that provide panoramic views of the lake, treed lot, and surrounding community. The kitchen offers ample cabinetry and countertop space, ideal for meal preparation and entertaining guests. The living room includes a wood-burning fireplace, adding both warmth and character to the space during cooler days and evenings. The main level comprises a primary bedroom, a second bedroom, and a four-piece bathroom. A well-crafted wood staircase leads to the basement, which boasts nine-foot ceilings, large sunshine windows, infloor heating, a generous family/games room, two additional bedrooms, a three-piece bathroom, and a utility room. Noteworthy features include exquisite wood finishes throughout, including double Brazilian doors and glass door knobs, as well as central air conditioning to ensure comfort during Alberta's warmer months. Outdoor amenities encompass a spacious deck on the south and east sides of the home, a large lot with a firepit area, and substantial space for outdoor activities. Meridian Beach is recognized as one of Gull Lake's premier



developments, offering a range of activities, water sports, a private canal, a community hall, and the Canal Street Eatery Market. This residence is well-suited as either a year-round home or a vacation property in Central Alberta, conveniently situated between Edmonton and Calgary. This property had a very successful VRBO season this summer - renting out for \$450 per night! This home is move in ready and you can start enjoying the lake lifestyle this Fall and get ready to embrace all the winter activities that go with the lake lifestyle! (id:6289)

Built in 2008

Essential Information

Listing #	A2255617
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,214
Acres	0.21
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	439 Summer Crescent
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Park, Water Nearby
Features	Parking
Parking Spaces	6
Parking	Detached Garage

of Garages 1

Interior

Appliances Refrigerator, Dishwasher, Stove

Heating Natural gas Other, Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Exterior

Exterior Composite Siding

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX real estate central alberta



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